

Simple Approach



5C Hill Street, Coupar Angus, Blairgowrie

Perthshire PH13 9BG

Offers over £64,995

Simple Approach are pleased to bring this 2 bedroom upper floor flat to the Perthshire market. This flat is perfectly presented and includes sought-after features such as Open Plan Lounge / Kitchen, modern bathroom and a secure private rear garden. This property is the perfect purchase for any First Time buyer looking for a move-in condition home in a peaceful location without compromising locality to all nearby amenities. Set in the heart of Coupar Angus this property is within walking distance to the town centre and the local Primary School, as well as being well located for commuting to Perth and Dundee. Viewing is essential to appreciate the space on offer and the condition of the property.

Entrance

11'10" x 2'9" (3.61 x 0.84)

Lounge open plan to Kitchen

16'0" x 15'3" (4.88 x 4.66)

Bedroom

7'9" x 15'3" (2.37 x 4.65)

Bedroom

11'5" x 7'3" (3.48 x 2.23)

Bathroom

5'4" x 6'3" (1.63 x 1.91)

External

Externally there is plentiful on street parking available. To the rear of the property there is a secure garden which has been mainly set to dedicated patio, decking and lawn areas.

Location

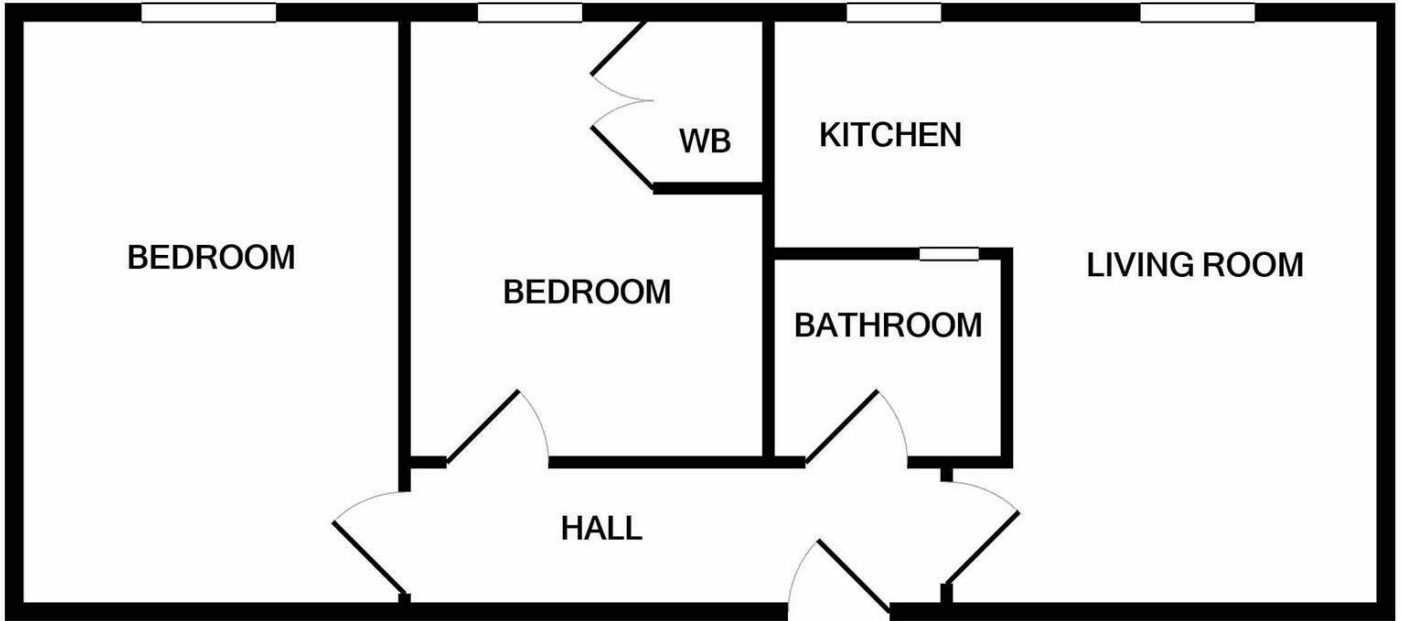
Coupar Angus is just 4 miles from Blairgowrie and within easy commuting distance to Dundee and Perth. The property is within easy walking distance of local amenities including shops, doctor's surgery and primary school. Secondary schooling is also available in Blairgowrie. The location is well served with local buses to surrounding areas.





- Well Presented upper Flat
- Modern Bathroom
- Viewing Essential
- Two Spacious Bedrooms
- Garden Space
- Garden Shed with Electric
- Open Plan Lounge / Kitchen
- Popular Location





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		