

property@hodge



11 Causewayend
Blairgowrie
PH13 9DP

Offers over
£49,995





Ideally positioned within easy walking distance of the town centre of Coupar Angus, this two bedroom flat offers spacious and comfortable accommodation and presents an excellent opportunity for buyers looking to create a home to their own taste and specification.

The accommodation comprises a hallway, lounge, kitchen, Two well-proportioned bedrooms and shower room. The property benefits from electric heating and double glazing throughout.

While the property would benefit from upgrading and modernisation throughout, this provides an exciting opportunity for a purchaser to add their own style and potentially enhance the property's appeal and value.

With convenient access to nearby transport links and a local primary school within easy reach, the property is ideally suited to first-time buyers, couples, investors or those seeking a project with excellent potential.

Early viewing is highly recommended to appreciate the generous accommodation, convenient location and potential this property has to offer.

Lounge 4.58m x 3.91m (15'0" x 12'10")

Kitchen 3.55m x 3.18m (11'8" x 10'5")

Bedroom One 4.64m x 3.68m (15'3" x 12'1")

Bedroom Two 3.97m x 2.43m (13'0" x 7'12")

Shower Room 2.62m x 1.45m (8'7" x 4'9")



- 2 Bedrooms
- Kitchen
- Lounge
- Private Section of Garden
- Electric Heating
- Ground Floor Flat
- Close to Public Transport
- Requires Upgrading
- Council Tax Band A
- EPC Rating - E

2x  1x  1x 





Directions: what3words [///update.wallet.stoppage](#)

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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