

property@hodge



13 Campbell Street
Coupar Angus
PH13 9BW

Offers over
£99,995





This two-bedroom end-terrace home offers spacious accommodation arranged over two levels. Ideally located within easy walking distance of Coupar Angus town centre, the property is well suited to first-time buyers, couples, small families, or anyone seeking a conveniently situated home.

The accommodation comprises a hallway, spacious lounge/diner, kitchen, two generously sized bedrooms with built-in wardrobes, and a shower room. Further benefits include double glazing throughout and partial electric heating.

Externally, the property features a small enclosed front garden, mainly laid to decorative stone with areas suitable for planting, providing a pleasant and low-maintenance outdoor space. Unrestricted on-street parking is available nearby.

The home is conveniently positioned close to a range of local amenities, transport links, and a nearby primary school, combining comfort, practicality, and accessibility within a popular residential setting.

Early viewing is highly recommended to fully appreciate the spacious accommodation, outdoor space, and convenient location this property has to offer.

Lounge Diner 6.99m x 3.44m (22'11" x 11'3")

Kitchen 2.98m x 2.97m (9'9" x 9'9")

Bedroom One 4.60m x 3.15m (15'1" x 10'4")

Bedroom Two 3.63m x 3.05m (11'11" x 10'0")

Shower Room 1.96m x 1.82m (6'5" x 5'12")



■ 2 Bedrooms

■ Lounge Diner

■ Kitchen

■ Shower Room

■ Partial Electric Heating

■ Ideal Buy to Let

■ Close to Public Transport

■ On Street Parking

■ Council Tax Band B

■ EPC Rating E

2x  1x  1x 







Directions: what3words///scarred.dispensed.pirate

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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