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Flat 1B
Coupar Angus
PH13 9DP

Offers over
£59,995





This modern and well presented first-floor flat with own front door is located in a quiet residential area of Coupar Angus, within easy walking distance of a wide range of local amenities.

The property comprises of spacious lounge, fitted kitchen, double bedroom and a bathroom.

The property features a well appointed kitchen, a modern bathroom, and benefits from an electric heating system (storage heaters were renewed in 2023) and double glazing throughout.

Externally there is a shared courtyard with parking for one car.

The town of Coupar Angus is ideally situated for easy access to Blairgowrie, Dundee, and Perth, making it an excellent choice for commuters.

Ideal for first time buyer or as a buy to let.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Lounge Diner 4.70m x 3.08m (15'5" x 10'1")

Kitchen 2.94m x 1.95m (9'8" x 6'5")

Bedroom 2.89m x 2.82m (9'6" x 9'3")

Bathroom 2.11m x 1.76m (6'11" x 5'9")



■ One Bedroom

■ Lounge Diner

■ Kitchen

■ Bathroom

■ Electric Heating & DG

■ Close To Town Centre

■ Ideal Buy To Let

■ Own Front Door

■ Council Tax Band A

■ EPC E

1x  1x  1x 

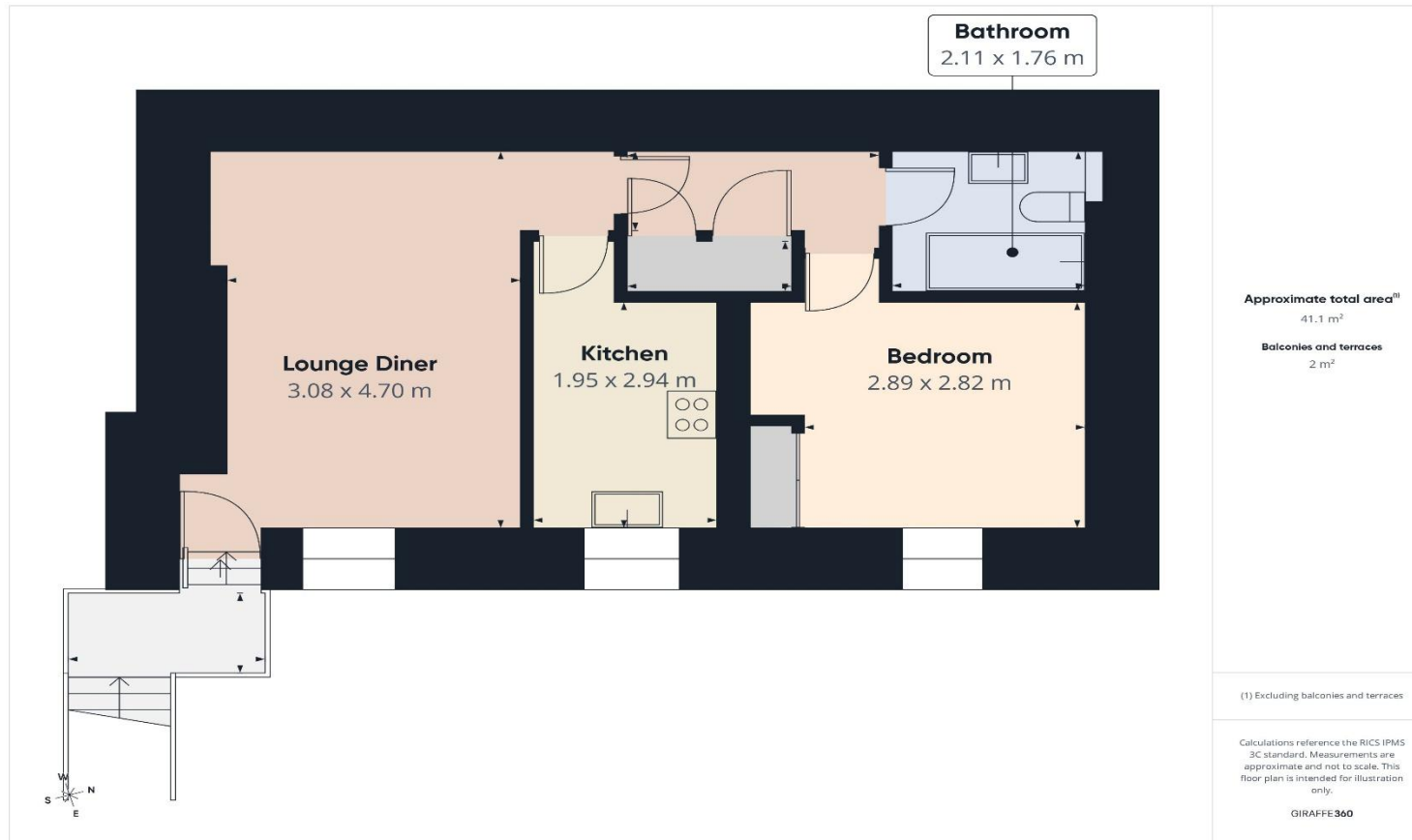






Directions: What 3 Words ///megawatt.congas.finders

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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