

property@hodge



1 Trades Lane  
Coupar Angus

Perthshire  
PH13 9DN

Offers over  
£49,995

This maisonette, two bedroom flat is over two levels with its own front door. The property is located within the town centre and offers an excellent location for the shops and transport links. Parking is available in the free public car park at the side.

The accommodation comprises: - lounge, kitchen, two bedrooms and shower room.

Ideal first-time purchase or buy to let property.

**Lounge** 6.97m x 3.61m (22'10" x 11'10")

**Kitchen** 3.67m x 2.05m (12'0" x 6'9")

**Shower Room** 2.38m x 1.79m (7'10" x 5'10")

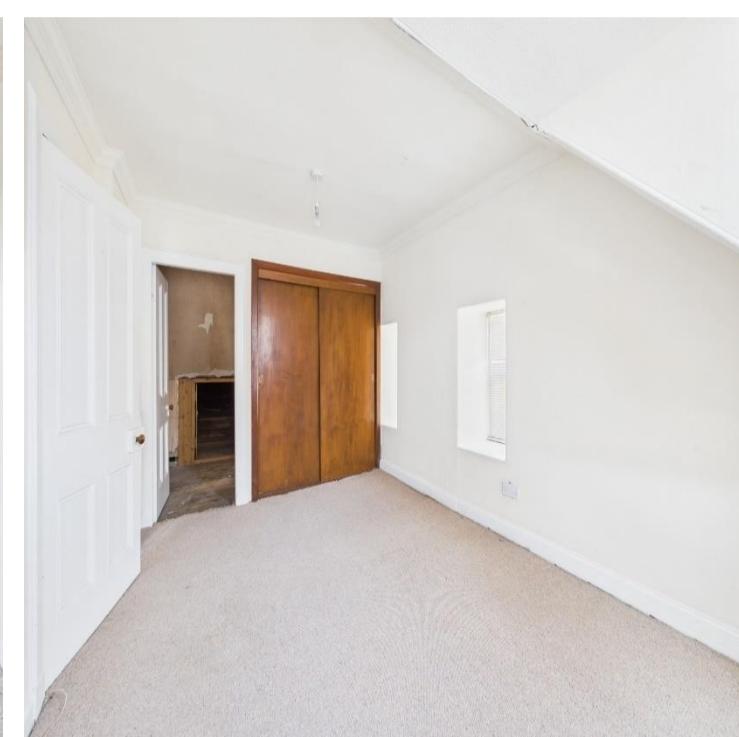
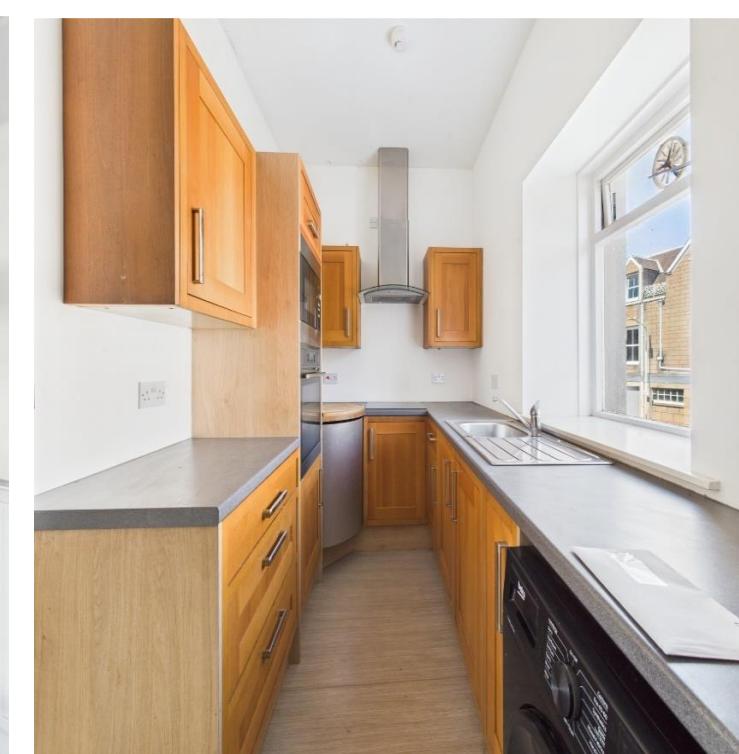
**Bedroom One** 3.92m x 2.88m (12'10" x 9'5")

**Bedroom Two** 3.07m x 2.83m (10'1" x 9'3")



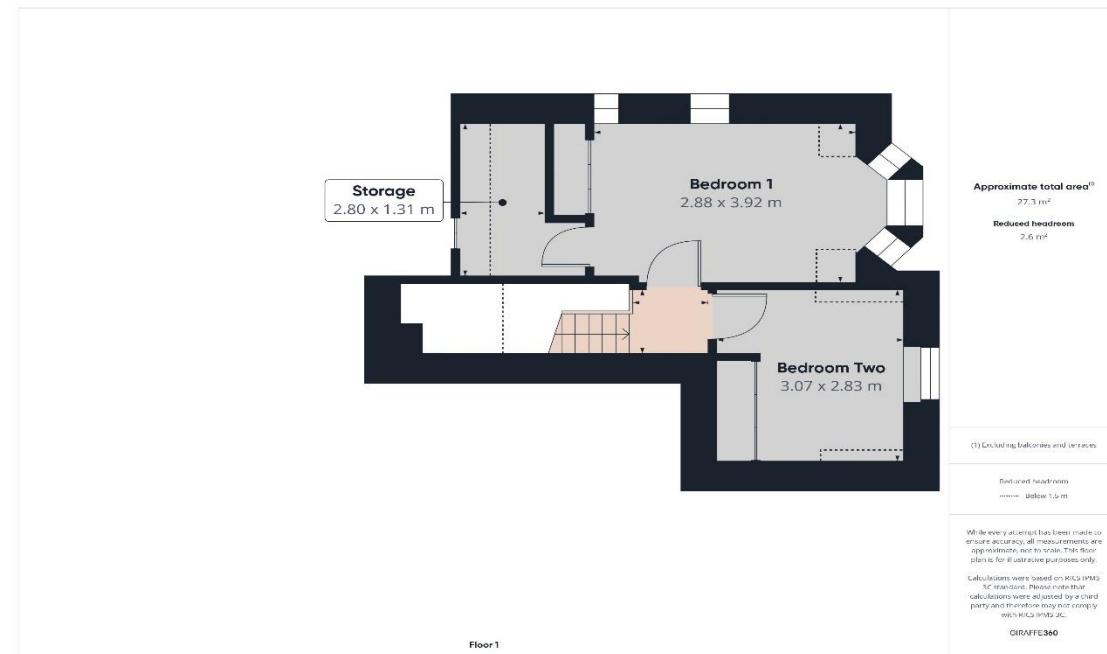
- 2 Bedrooms
- Lounge
- Kitchen
- Shower Room
- Heating & Single Glazing
- Close To Town Centre
- Shops & Amenities Nearby
- Close To Public Transport
- Council Tax Band B
- EPC G

2x 1x 1x



**Directions:** On entering Coupar Angus from Blairgowrie on the A923, continue to the mini-roundabout and take the 2<sup>nd</sup> exit, continue along passing Lamb & Gardiners on the left, passing the cross, the property can be found on the right above the premier store and can be identified by our for sale board.

**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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