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NEW REDUCED PRICE

23 Davidson Crescent
Coupar Angus
PH13 9BS

£99,995





This well presented two-bedroom mid terrace villa offers spacious accommodation across two levels. The property is just a short walk to the town centre of Coupar Angus and local primary school.

The property comprises: hallway, lounge, kitchen diner, two bedrooms, wet room, and benefits from air source central heating, solar panels and double glazing throughout.

Parking is on the street with no restrictions to parking times and there is a small front garden. To the rear of the property is a garden shed and the property backs onto a communal grassed area.

Early viewing is recommended.

Lounge 3.83m x 3.42m (12'7" x 11'3")

Kitchen 3.04m x 2.96m (9'12" x 9'9")

Dining Area 2.98m x 2.58m (9'9" x 8'6")

Bedroom One 4.63m x 3.08m (15'2" x 10'1")

Bedroom Two 3.59m x 3.08m (11'9" x 10'1")

Wetroom 1.94m x 1.85m (6'4" x 6'1")



■ Lounge

■ Kitchen

■ Dining Area

■ 2 Bedrooms

■ Wetroom

■ Air Source Central Heating

■ Solar Panels

■ Double Glazing

■ Council Tax Band B

■ EPC Rating B

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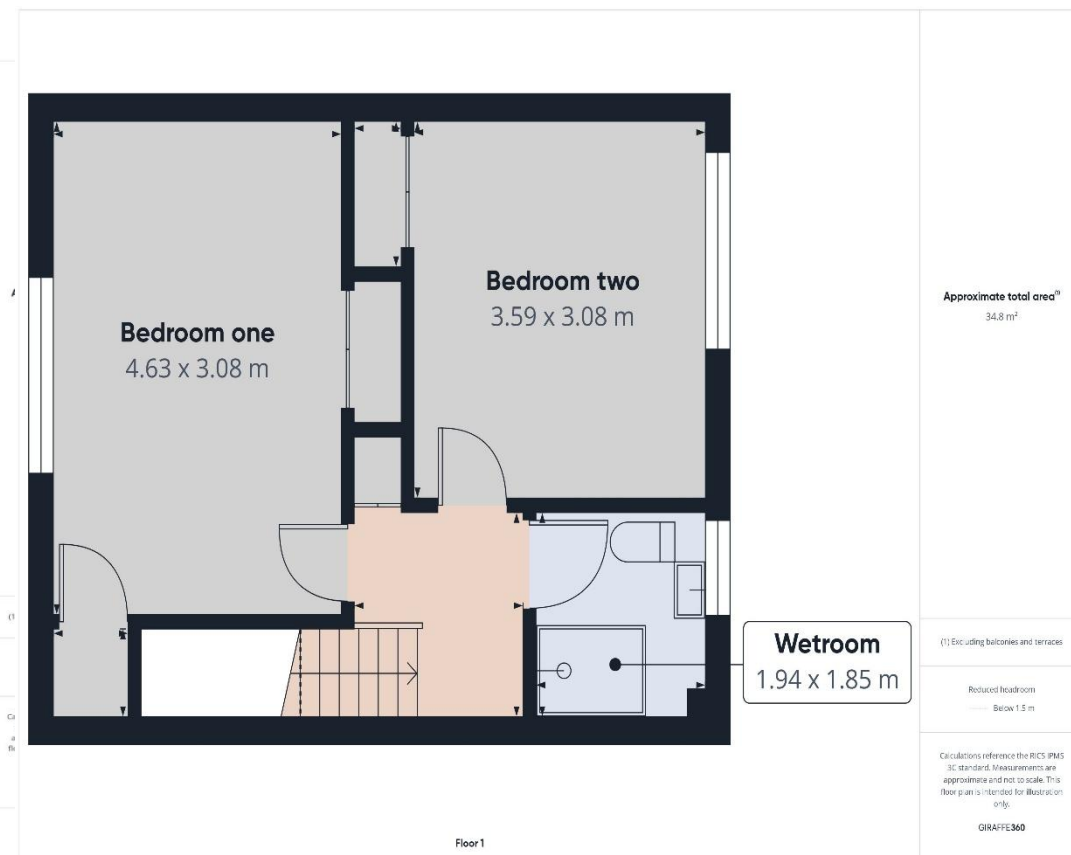
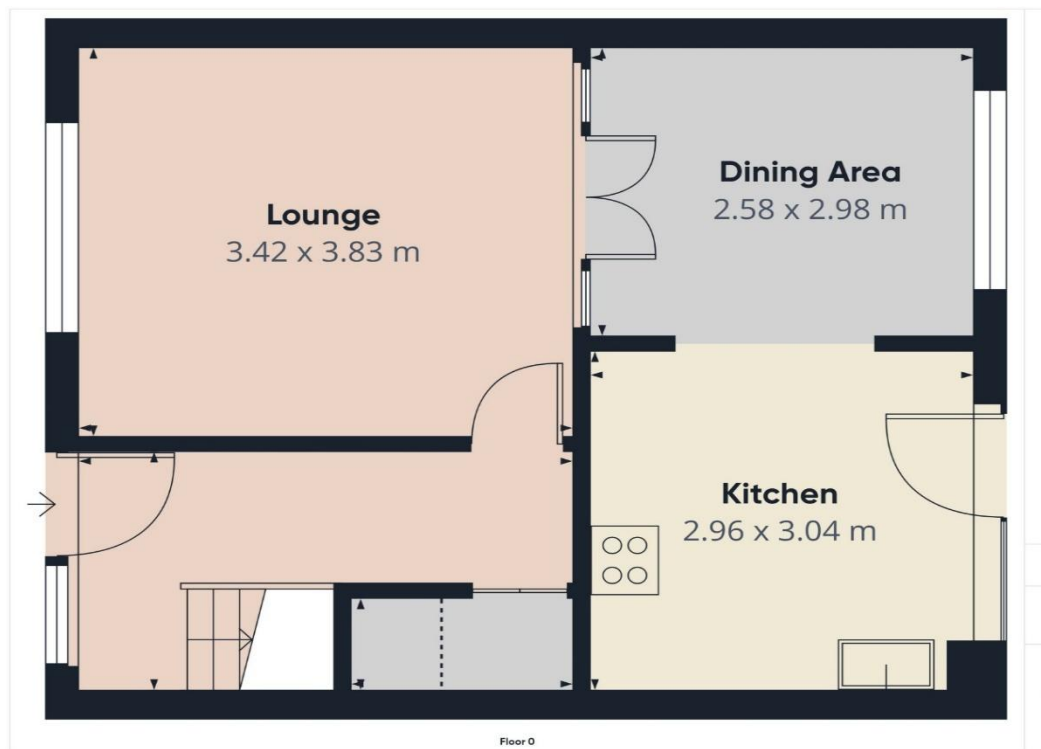




Directions: On entering Coupar Angus on the A923 from Blairgowrie take the first turning on the right into Bogside Road, take the third turning on the left into Hay Street then the first turning on the right into Davidson Crescent. The property is on the left and can be identified by our for-sale board.

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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