

property@hodge



26a Causewayend  
Coupar Angus  
PH13 9DT

FIXED PRICE  
£55,000









This first floor flat with its own front door and garden is brought to the market in move in condition. The property is just a short walk to the town centre of Coupar Angus.

The property comprises: hallway, lounge, kitchen, bedroom, shower room, and benefits from good storage space, electric heating and double glazing throughout.

Externally there is a small area of garden with a rotary dryer and beyond a shared drying green.

This property is offered for sale in move-in condition and would make an ideal buy-to-let or as a first-time purchase.

**Lounge** 3.88m x 5.21m (12'9" x 17'1")

**Kitchen** 3.00m x 2.30m (9'10" x 7'7")

**Bedroom** 4.34m x 3.96m (14'3" x 12'12")

**Shower Room** 2.18m x 0.78m (7'2" x 2'7")



- 1 Bedroom
- Kitchen
- Bedroom
- Shower Room
- Electric Heating & DG
- Close To Town Centre
- Ideal Buy To Let
- Shops And Amenities Nearby
- Council Tax Band A
- EPC Rating F

1x  1x  1x 









AREA OF GARDEN  
THAT BELONGS TO  
THE FLAT





SHARED DRYING  
GREEN

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• Woodworm •  
• Damp Proofing •  
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• Condensation Control •  
• Renovations & Extensions •  
• Roof Repairs •  
• Gutter Repairs •



**Directions:** From the cross, go up Athole Street which becomes Causewayend, the property can be found just a short way up on the left hand side and this 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

property@hodge  
33 Wellmeadow  
Blairgowrie  
PH10 6AS

Phone: 01250 870006  
Email: property@hodgesolicitors.co.uk  
www.hodgesolicitors.co.uk

