

property@hodge



26 Queen Street  
Coupar Angus  
PH13 9DE

Offers over  
**£99,995**





Situated within easy walking distance of Coupar Angus Cross and close to all local amenities, this spacious two-bedroom ground floor flat offers comfortable and well-presented accommodation.

The property comprises a welcoming hallway, a bright lounge, a generously sized dining kitchen, two double bedrooms, a shower room, and good storage cupboards.

Externally, the property benefits from a shared garden area, a section of private garden, and convenient off-street parking.

Further advantages include gas central heating and double glazing throughout.

This property is ideally suited to a range of buyers, including first-time purchasers and buy-to-let investors, and is offered to the market in move-in condition.

**Lounge** 4.84m x 3.48m (15'11" x 11'5")

**Dining Kitchen** 4.72m x 3.42m (15'6" x 11'3")

**Bedroom One** 3.56m x 2.78m (11'8" x 9'1")

**Bedroom Two** 3.28m x 3.81m (10'9" x 12'6")

**Shower Room** 2.19m x 1.84m (7'2" x 6'0")



■ 2 Bedrooms

■ Lounge

■ Dining Kitchen

■ Shower Room

■ GCH & DG

■ Close To Public Transport

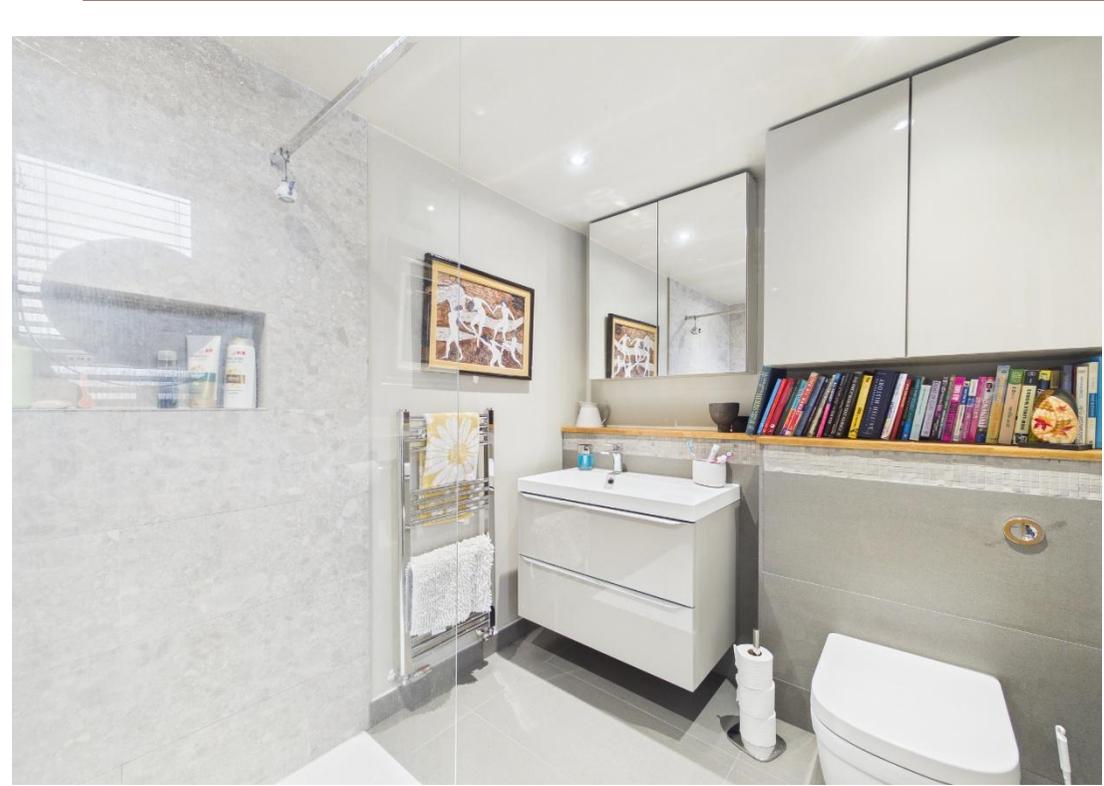
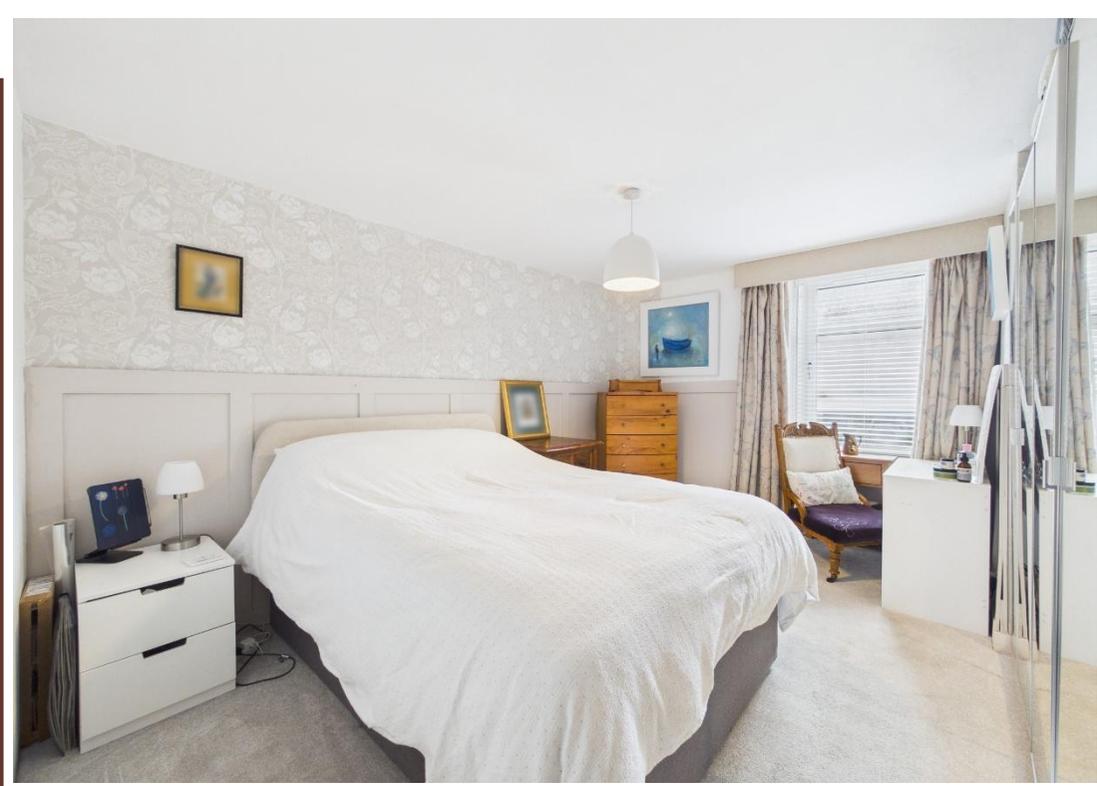
■ Shops & Amenities Nearby

■ Ideal Buy To Let

■ Council Tax Band B

■ EPC Rating C

2x  1x  1x 







**Directions: On Arriving in Coupar Angus on the A94 from Perth take the second road on the right at the traffic lights into Queen Street (Sign posted Dundee) and the property can be located approximately half a mile down the road on the left-hand side. Our for-sale board will help identify the property.**

**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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