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26 Causewayend
Coupar Angus
PH13 9DT

£79,995



This ground 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, two double bedrooms, shower room, and benefits from gas central heating and double glazing throughout.

To the rear of the property there is a small area of garden which has 2 sheds and a small green house which will be included in the sale. The flat also has the use of 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 4.83m x 3.95m (15'10" x 12'12")

With dual aspect windows to the side and rear this spacious room benefits from a stone fireplace. Please note the electric fire is not included. Access to bedroom one.

Kitchen 3.86m x 1.83m (12'8" x 6'0")

Fitted with a selection of wood effect units, free standing electric cooker, washing machine and fridge. Front facing window

Bedroom One 3.28m x 3.01m (10'9" x 9'11")

A good sized double bedroom with a rear side facing window and large built in wardrobes.

Bedroom Two 3.86m x 3.19m (12'8" x 10'6")

Currently used as a dining room with a front facing window.

Shower Room 2.44m x 2.16m (8'0" x 7'1")

This white bathroom suit comprises of W.C, wash hand basin and quadrant shower enclosure with mains operated shower, side facing window, and extractor fan.



- Lounge
- Kitchen
- 2 Bedrooms
- Shower Room
- GCH & DG
- Ideal Buy To Let
- Close To Public Transport
- 2 Sheds
- Council Tax Band A
- EPC F

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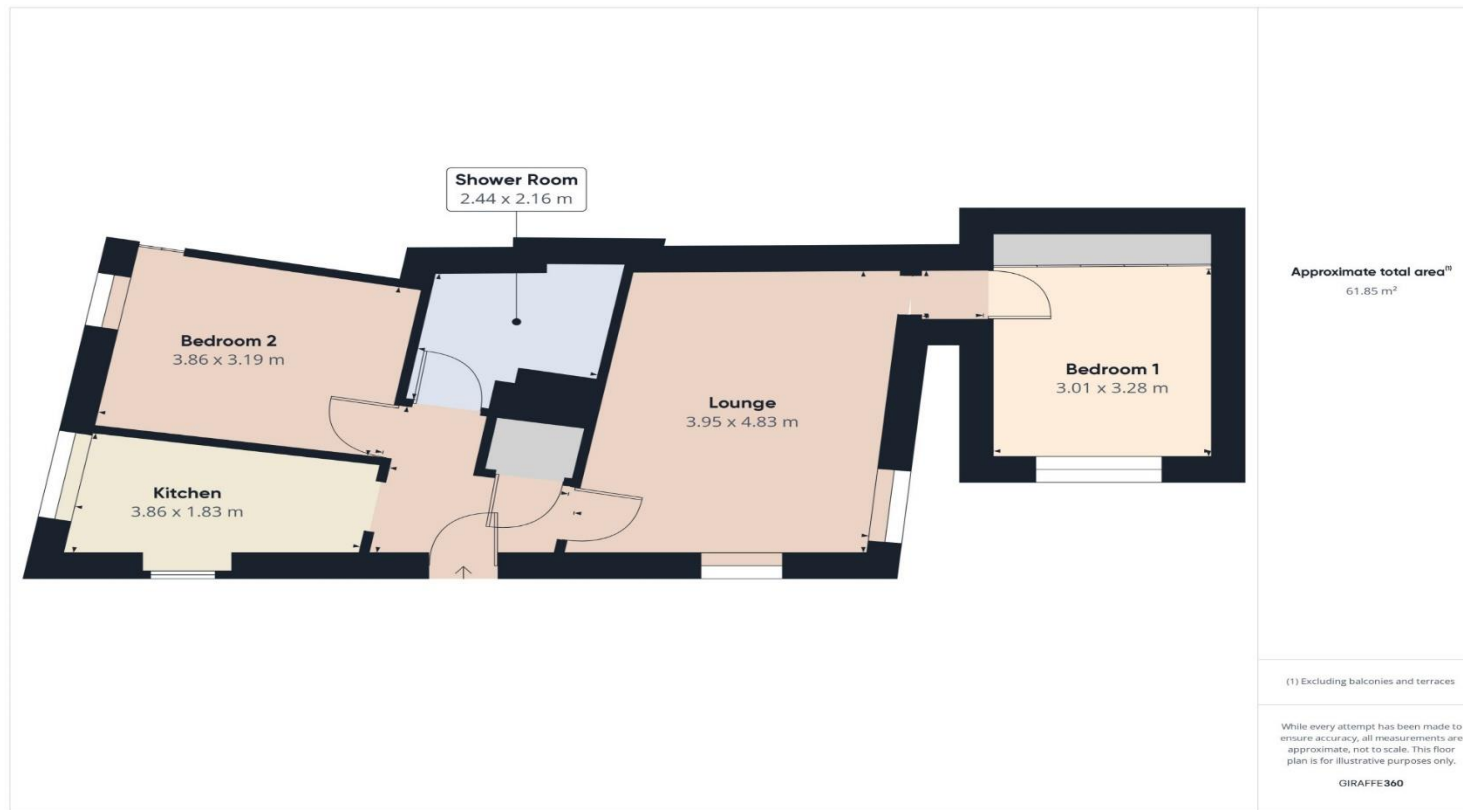






Directions: From the cross, go up Athole Street which becomes Causewayend, the property can be found just a short way up on the left hand side and this can be identified by our for sale board.

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

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