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30 Davidson Crescent  
Coupar Angus  
PH13 9BS

Offers over  
**£94,995**





Ideally positioned within easy walking distance of the town centre of Coupar Angus, this attractive two-bedroom end-terrace property offers spacious and comfortable accommodation over two levels.

With transport links nearby and a local primary school within easy reach, the property is ideally suited to first-time buyers, couples, small families or those looking for a conveniently located home.

The accommodation comprises a hallway, lounge diner, kitchen, two bedrooms and a shower room. The property benefits from electric heating and double glazing throughout.

Externally, the property offers a small enclosed front garden and unrestricted on-street parking.

To the rear, an area has been enclosed by this property and neighbouring properties however we need to point out that according to records the land is communal between all 10 properties on that side of the street and although has been used by our seller and other residents over the years, it is in fact not land that belongs to the property.

Early viewing is highly recommended to appreciate the accommodation, outdoor space and convenient location on offer.

**Lounge Diner** 7.02m x 3.46m (23'0" x 11'4")

**Kitchen** 2.98m x 2.77m (9'9" x 9'1")

**Bedroom One** 4.66m x 3.12m (15'3" x 10'3")

**Bedroom Two** 3.60m x 3.12m (11'10" x 10'3")

**Shower Room** 1.93m x 1.61m (6'4" x 5'3")



■ 2 Bedrooms

■ Lounge Diner

■ Kitchen

■ Hall

■ Double Glazing

■ Electric Heating

■ Front Garden

■ Close To School

■ Council Tax Band B

■ EPC E

2x  1x  1x 

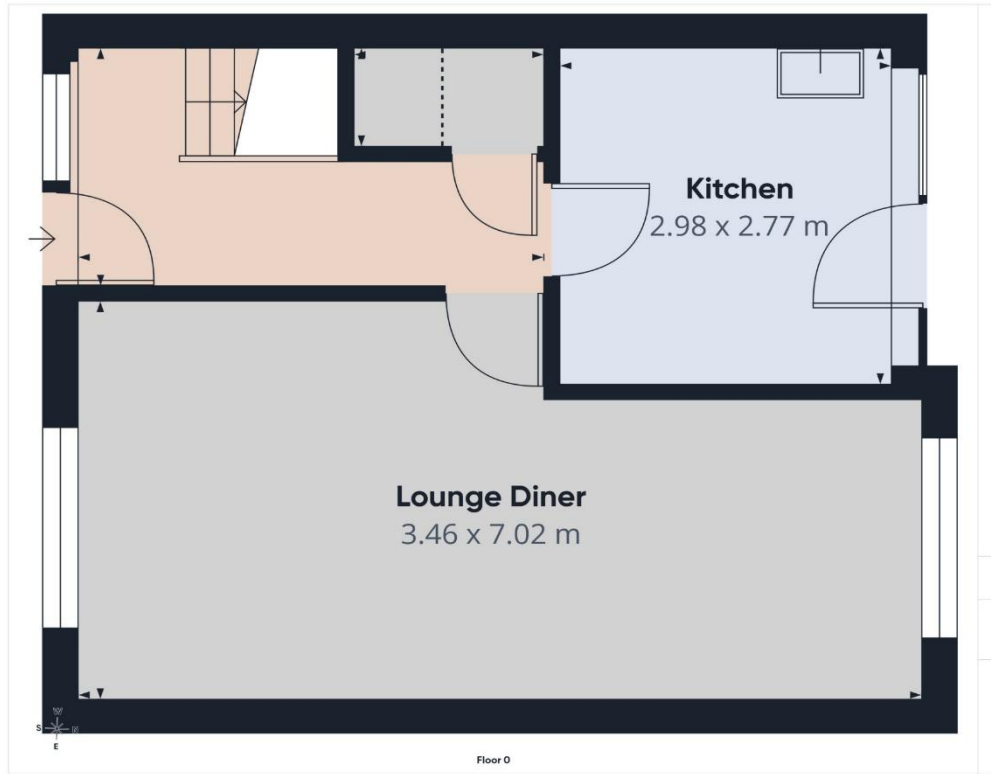






**Directions:** On entering Coupar Angus on the A923 from Blairgowrie take the first turning on the right into Bogside Road, take the third turning on the left into Hay Street then the first turning on the right into Davidson Crescent. The property is on the right and can be identified by our for-sale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

**Viewing Arrangements:**  
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



Approximate total area<sup>(1)</sup>  
35.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFF 360

#### 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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