

property@hodge



4 Ellerslie Gardens  
Coupar Angus  
PH13 9LS

In the region of  
£35,000 (Quarter Share)









Situated within a cul-de-sac in a peaceful residential area with just five properties. This well-presented one-bedroom bungalow is offered for sale as a one quarter share with a combined rental and management fee of £269.50 per month payable to Caledonia Housing Association.

The property comprises: entrance hallway with storage, lounge, dining kitchen, double bedroom and a modern shower room, and benefits from electric Fischer Future heating and double glazing.

Externally, there is a large, shared car park, communal gardens and drying area.

Offered in move-in condition, early viewing is recommended.

#### **Lounge** 4.37m x 3.95m (14'4" x 12'12")

This good size room has a fire place with electric fire and gives access to the kitchen. There are patio doors leading to the communal back garden and patio.

#### **Dining Kitchen** 3.94m x 2.27m (12'11" x 7'5")

With a rear facing window, the dining kitchen has a selection of base and wall units. The kitchen benefits from an integrated double oven, hob with overhead extractor and microwave. Space for dishwasher. The fridge freezer is included in the sale.

#### **Double Bedroom** 3.57m x 3.37m (11'9" x 11'1")

With built in over the bed wardrobe storage and double built-in wardrobes with sliding doors. The window overlooks the communal gardens to the front.

#### **Shower Room** 2.60m x 1.68m (8'6" x 5'6")

Fitted with a white w.c., wash hand basin with storage underneath and a large walk-in shower enclosure. Front facing opaque window.



- |                          |                      |
|--------------------------|----------------------|
| ■ Lounge                 | ■ Residents Car Park |
| ■ 1 Bedroom              | ■ Shared Garden      |
| ■ Dining Kitchen         | ■ Close To Shops     |
| ■ Shower Room            | ■ Council Tax Band B |
| ■ Fischer Future Heating | ■ EPC E              |

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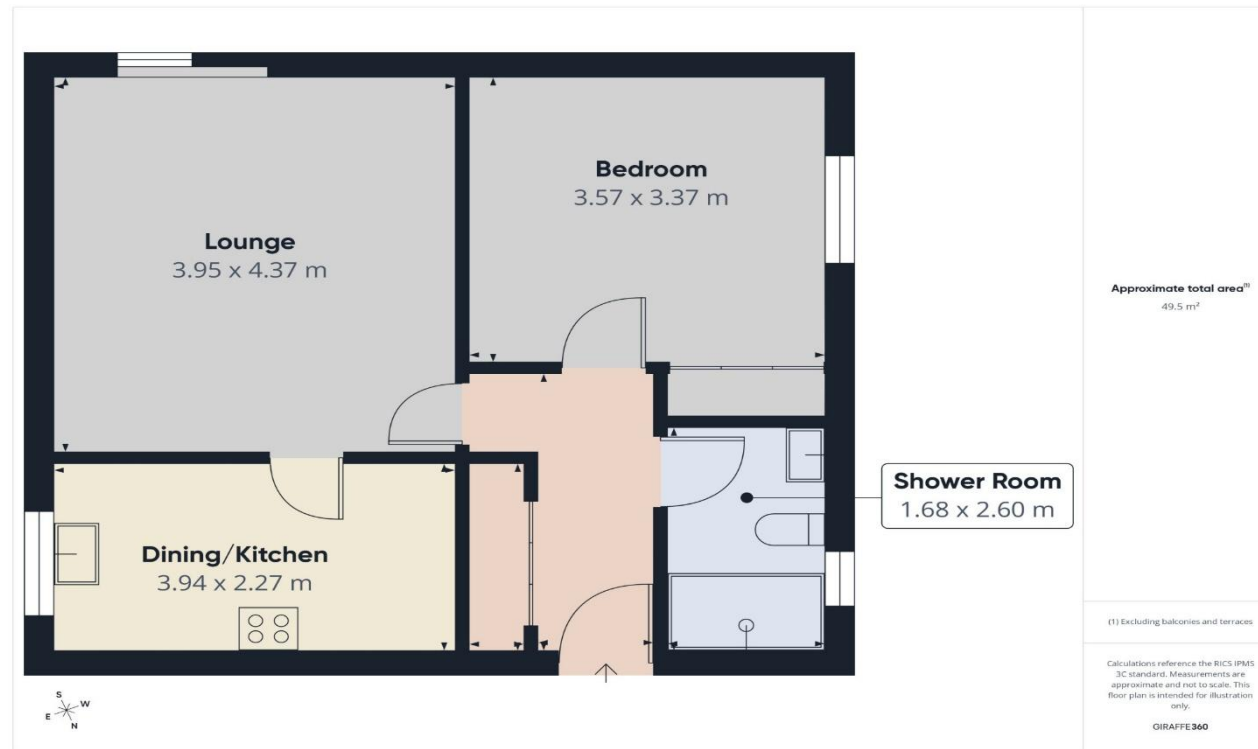






**Directions:** On entering Coupar Angus from Blairgowrie on the A923, take the first road on the left after entering the town, School Road, then take the next turning on the right into Ellerslie Gardens, the property can be identified by our for sale board.

**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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