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9 Hill Street
Coupar Angus
PH13 9BG

Offers over
£74,500





Recently refurbished and beautifully presented two-bedroom ground-floor flat situated in the heart of Coupar Angus, offering an ideal opportunity for first-time buyers or as a buy to let seeking a move-in condition home in a peaceful location with excellent access to local amenities.

The accommodation features a bright and spacious open-plan lounge, kitchen diner, utility room, two bedrooms, and a modern shower room.

Externally, the property benefits from a small rear garden, providing a pleasant outdoor space, while on-street parking is available to the front.

The property enjoys a convenient location within easy walking distance of the town centre, local shops, doctor’s surgery and primary school. Secondary schooling is available in Blairgowrie, and the area is well served by local bus routes. Coupar Angus is approximately four miles from Blairgowrie and offers excellent commuting links to Perth and Dundee.

Viewing is highly recommended to fully appreciate the space and excellent condition this property has to offer.

Open Plan Lounge, Kitchen Diner 5.13m x 4.58m (16'10" x 15'0")

Bedroom One 3.10m x 2.46m (10'2" x 8'1")

Bedroom Two 3.02m x 2.12m (9'11" x 6'11")

Shower Room 2.41m x 1.38m (7'11" x 4'6")



- 2 Bedrooms
- Utility Room
- Ideal Buy to Let
- On Street Parking
- GCH & DG
- Open Plan Lounge/Kitchen Diner
- Ideal For First Time Buyer
- Move In Condition
- EPC Rating C
- Council Tax Band A

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Directions: On entering Coupar Angus from Blairgowrie via the A923, continue to the mini-roundabout and take the 3rd exit. Proceed along the road towards the Shell Petrol Station, then turn right into Victoria Street. At the end of Victoria Street turn left into Calton Street and take the first right into Hill Street. The property is situated on the right-hand side and 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@hodesolicitors.co.uk
www.hodesolicitors.co.uk

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