

property@hodge



9 MiddleHills
Coupar Angus
PH13 9BD

Offers over
£114,995





This well presented two bedroom semi-detached villa is situated within a popular residential area of Coupar Angus and offers comfortable, well-proportioned accommodation with views towards Tullybaccart.

The accommodation comprises: - lounge, breakfasting kitchen, two bedrooms and a modern shower room and benefits from double glazing and gas central heating.

To the front, the steps lead to the elevated garden which is mainly laid to chips, a selection of mature shrubs and trees.

The rear garden benefits from a decked patio area providing an excellent space for relaxing, entertaining or enjoying outdoor dining.

On-street parking is available close by.

This appealing home would be ideally suited to first-time buyers, young families, downsizers or buy-to-let investors looking for a property in move-in condition.

The property enjoys a peaceful residential setting while remaining within easy reach of local amenities, schools and excellent transport links to Perth, Dundee and beyond.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and potential this property has to offer.

Lounge 4.38m x 3.35m (14'4" x 10'12")

Kitchen 3.95m x 2.66m (12'12" x 8'9")

W.C Cloakroom 1.72m x 0.80m (5'8" x 2'7")

Bedroom One 3.90m x 3.03m (12'10" x 9'11")

Bedroom Two 3.99m x 2.93m (13'1" x 9'7")

Shower Room 1.98m x 1.82m (6'6" x 5'12")



■ 2 Bedrooms

■ Lounge

■ Kitchen

■ Shower Room

■ Decking Area

■ 2 Sheds

■ Short distance from town

■ Shops & Amenities Nearby

■ Council Tax Band B

■ EPC Rating D

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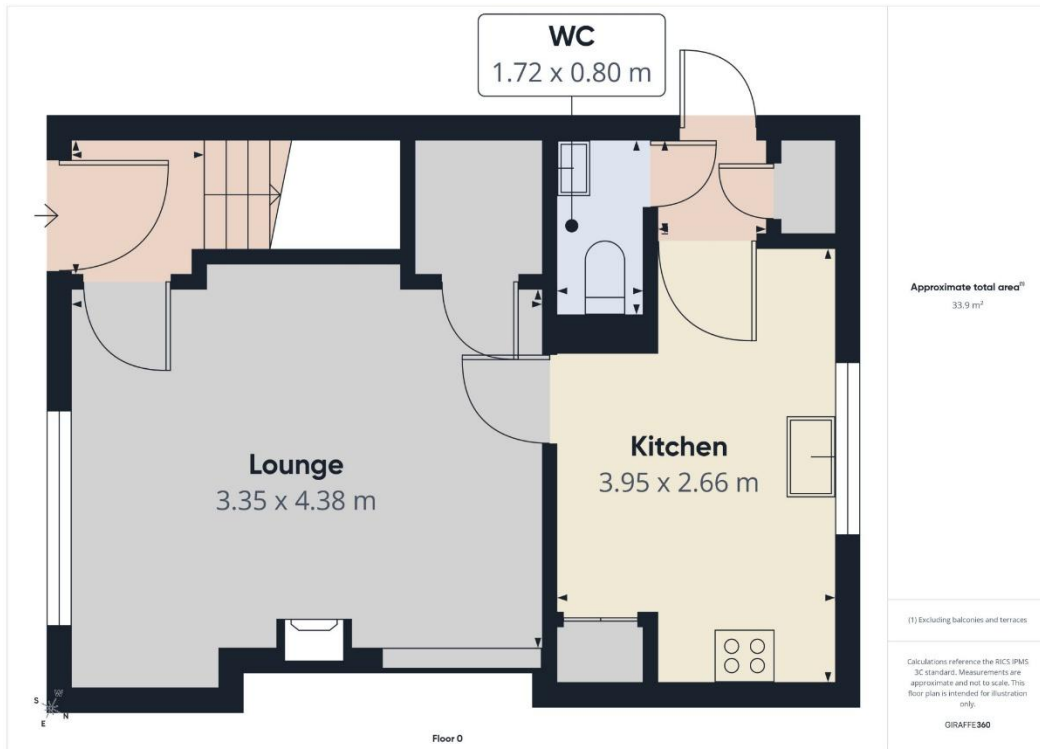




Directions: what3words///yield.suspend.sublet

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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