

The Property Shop Blairgowrie

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A superb opportunity to purchase this well presented first floor flat. Excellent first time buy or buy-to-let property.

**11 Causewayend
Coupar Angus
PH13 9DP**

Offers Around £85,000

- **First Floor Flat**
- **Entrance Vestibule**
- **Hallway**
- **Sitting Room**
- **Kitchen / Diner**
- **Two Bedrooms**
- **Shower Room**
- **Private Garden**
- **Shed**
- **Gas Central Heating**
- **Double Glazing**
- **EPC Rating : C**

Measurements

Sitting Room	15'16 x 13'32 (4.62m x 4.06m)
Kitchen / Diner	12'56 x 8'79 (3.83m x 2.68m)
Bedroom one	15'39 x 9'41 (4.69m x 2.87m)
Bedroom Two	11'02 x 7'74 (3.36m x 2.36m)
Shower Room	8'43 x 5'15 (2.57m x 1.57m)

General Description:

This first floor flat offers extremely well presented, spacious accommodation and boasts a private garden. It is tucked away in a peaceful position within walking distance of Coupar Angus town centre, where a good range of local amenities including health centres, shops, banks and restaurants, and a primary school can be found.

Excellent transport links to both Perth and Dundee are also accessed from the town centre making this property appealing to commuters.

Accommodation:

Access is via concrete stairs leading up to a private UPVC front door, this opens into a useful entrance vestibule where UPVC windows overlook the garden. A glazed panelled door gives access into the main hallway, this is carpeted with the loft access hatch located here.

Adjacent to the hall is the spacious and welcoming sitting room. A window provides plenty of natural light and overlooks the front. The room is carpeted with a modern neutral décor with a featured panelled wall and has a focal point of a fireplace with surround and electric coal effect fire.

A smaller hallway leads off from the sitting room, where a useful shelved wooden unit is fitted along one side with under storage cupboards.

The stylish modern kitchen is positioned overlooking the rear of the flat. It has a good selection of fitted wall and base units, plumbing for a washing machine, space for a free standing fridge and freezer, a gas hob and electric oven with over extractor fan. There is a stainless steel sink and drainer plus a matching breakfast bar, wood effect flooring completes the room.

A shower room is adjacent to this, and is once again well presented with contemporary wet walling, a shower cubicle with electric shower, WC and hand basin. There are two bedrooms, both double rooms, the larger of which is especially generous with double fitted wardrobes and storage cupboards.

Outside : The flat benefits from a private garden which is laid to gravel for ease of maintenance. A paved path leads to a timber shed included in the sale.

Viewing is highly recommended to fully appreciate the space and walk in condition of this super flat. Perfect first time buy or buy to let investment.





Directions :

Entering Coupar Angus from the main A 923 Blairgowrie Road turn right into Union Street heading towards the town centre. At the town centre turn right into Causewayend, the property is found a short way up on the right hand side. A green door numbered 11 leads through into the garden area, stairs lead up to the front door.

Entry	By arrangement with the vendor
Viewing	By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie Tel: 01250 875050 E-mail: property@robertson-black.co.uk
PRICE	OFFERS AROUND £85,000
EPC	C
Ref	MT

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 a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance. Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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