

MILLER GERRARD

Solicitors and Estate Agents



5 CALTON STREET, COUPAR ANGUS, PH13 9BJ

AN EXTREMELY COMFORTABLE MID TERRACED STONE BUILT TWO BEDROOM VILLA. SITUATED IN THE HISTORIC TOWN CENTRE OF COUPAR ANGUS, WITHIN WALKING DISTANCE OF LOCAL SHOPS AND AMENITIES.

- LOUNGE
- BREAKFASTING KITCHEN
- BATHROOM
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING/DOUBLE GLAZING
- SHARED GARDENS AND DRYING AREA
- EPC BAND 'D' COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £90,000

OFFERS AROUND £90,000

This is an extremely comfortable mid-terraced stone built two bedroom villa, situated in the historic town centre of Coupar Angus and is within easy walking distance of local shops and amenities.

The property comprises Entrance Vestibule, Lounge, Kitchen/Dining Room, Bathroom and two Double Bedrooms.

Access to the shared gardens and drying area is at 'Kiloran', across the road.

There is Gas Central Heating and Double Glazing throughout.

The property enters directly into the entrance vestibule via the fully insulated doorway with glazed insert. The floor is tiled and there is a large under stairs cupboard.

To the RHS is the main front facing Lounge with solid wooden door, front facing window, high ceiling and coving. There is a feature, free standing electric stove, with wooden mantle and slate hearth. This room can easily accommodate a dining table and chairs and there is a radiator and fitted carpet throughout.

The Breakfasting Kitchen is entered via the 15 pane fully glazed sliding door from the entrance vestibule. There is a front facing window with blind and a tiled floor, stainless steel sink, gas hob and electric oven and a chrome 4 spot ceiling light fitting. There is a range of both floor and wall mounted kitchen units with decorative glazed inserts and contrasting work surfaces. The breakfast bar provides a useful informal eating area.

The rear hall leads to the Bathroom with WHB, WC and Bath with over bath shower and glass shower screen. There is an obscure glazed rear facing window, a louvre fronted cupboard which houses the combi boiler, and there is laminate flooring.

Stairs lead to the first floor landing where there is a window providing lots of natural light. The walls are panelled to dado height and painted.

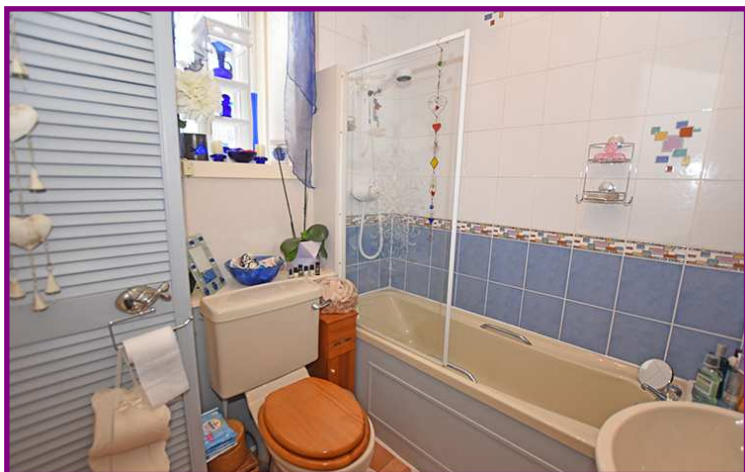
To the LHS from the landing is Double Bedroom 1 with a bright front facing window and curtains, high ceiling and fitted carpet.

There is a large cupboard that runs between bedroom 1 and bedroom 2 which could be converted to provide a Jack & Jill style upstairs bathroom/shower room or, an individual ensuite for either bedroom.

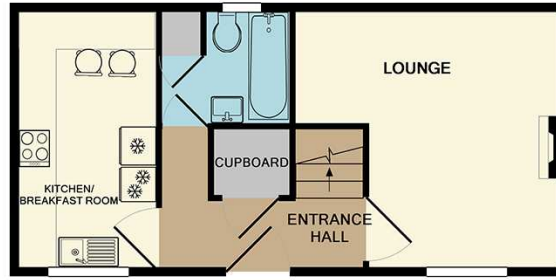
To the RHS off the landing is Double Bedroom 2 with bright window and curtains, high ceiling, coving and shelved press.

The country town of Coupar Angus lies approximately 4 miles from Blairgowrie and is conveniently situated around 30 minutes by car of the cities of Perth and Dundee with their onward rail and motorway connections. Local amenities in Coupar Angus include shops, supermarket, primary school, health centre, dental surgery, sports facilities and library. The town is in the course of a regeneration programme with many high quality building improvements being made to the central area.

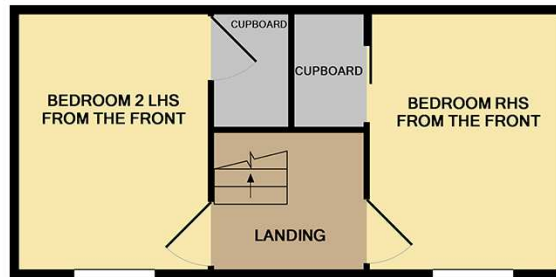




FLOOR PLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix @2017

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	4.28 x 4.39 (AT WIDEST)	LOUNGE	4.28 X 3.18 (AT NARROWEST)
KITCHEN	4.53 x 2.30	BEDROOM (RHS FROM FRONT)	4.25 X 3.19
BATHROOM	2.09 x 1.91	BEDROOM (LHS FROM FRONT)	4.25 X 3.19

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

The Home Report makes mention of a recommendation for repairs, a report is available for any seriously interested party.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 08:30 am to 9:00 pm. Saturdays 9 am to 4 pm and Sundays 10 am to 4 pm

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE

