

Buying with **Next Home**

Flat 2, The Barn, Trades Lane, Coupar Angus, Blairgowrie, PH13 9DN

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About the Area

The town boasts an array of shops and a supermarket together with a garage and primary school.

Secondary schooling is available in the nearby town of Blairgowrie. Coupar Angus is ideally located for commuting to Perth, Dundee and Forfar.













Property Summary

We are delighted to bring to the market this newly refurbished TWO BEDROOM SELF CONTAINED GROUND FLOOR APARTMENT situated within a quiet location in the town of Coupar Angus.

The spacious accommodation comprises entrance hall; shower room with white suite; open plan living/dining kitchen with dual aspect windows and space for a range of free-standing furniture; 2 double bedrooms.

There is sash and case double glazing and gas central heating throughout.

Externally there is an enclosed area of communal ground to the side and rear which is gravel chipped for ease of maintenance together with a paved patio area.

Parking is available on street to the front.





Key property features

- ✓ Newly converted apartment
- **♥** Open plan living space
- 2 Double bedrooms
- ✓ 2 Shower rooms
- ✓ Double glazed Sash & Case windows
- ✓ Gas central heating
- ✓ On street parking
- **❤** Carpeted
- **♥** Shared garden with upper apartment
- Close to amenities













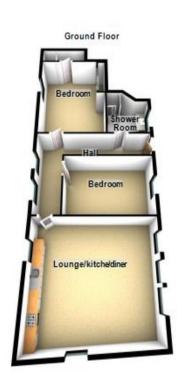








Floorplans



Property Room sizes

HALL

17' 1" x 13' 0" (5.21m x 3.96m)

SHOWER ROOM

6'5" x 6'5" (1.96m x 1.96m)

BEDROOM

10' 6" x 8' 9" (3.2m x 2.67m)

BEDROOM

11' 2" x 9' 2" (3.4m x 2.79m)

OPEN PLAN LIVING/DINING/KITCHEN

15'8" x 15' 4" (4.78m x 4.67m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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