



St Catherine's Cottage, 6 Union Street, Coupar Angus, PH13 9AE

Offers over £155,000

 3  1  1  C



St Catherine's Cottage, 6 Union Street Coupar Angus, PH13 9AE

Offers over £155,000

- Deceptively spacious villa
- Generous lounge
- Spacious conservatory
- Double glazing
- Courtyard garden
- Three bedrooms
- Large dining kitchen
- Gas central heating
- Garage to rear
- Useful study/home office

Boasting deceptively spacious accommodation spread over two floors is this 3 bedroom terraced villa located within the Perthshire town of Coupar Angus. Enjoying a central location within the town and within walking distance of various local amenities. The property also features double glazing, gas central heating, good storage space and a garage to the rear.

On the ground floor there is an entrance hallway, a useful downstairs WC, spacious lounge, generous dining kitchen, a large conservatory with space for various items of furniture and a handy home office/study space which could also be used as a play room. On the first floor there is a shower room and three double bedrooms. To the front of the property there is a small area of low maintenance garden ground and to the rear there is a very private courtyard garden with slabbed patio, flowerbeds and access into the garage. Parking is either available to the front of the property or to the rear.



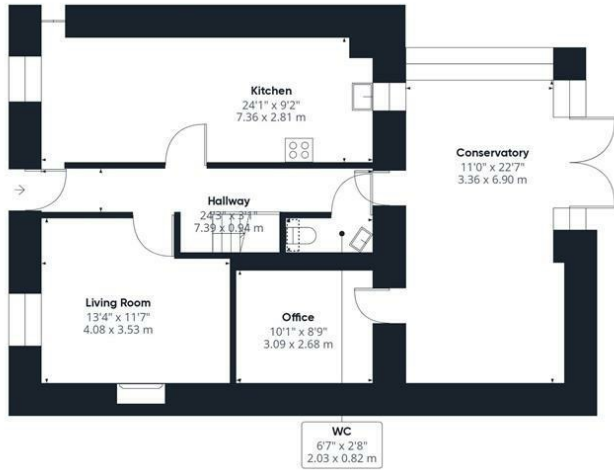


Location

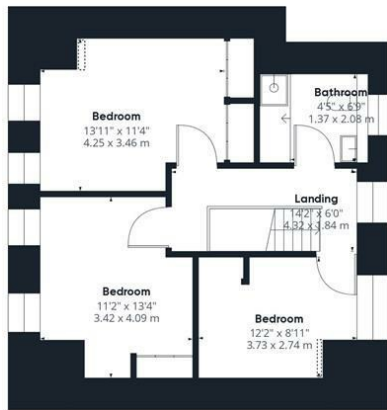
The property is centrally located within the historic town of Coupar Angus where you will find an array of good local amenities including schools, cafes, shops and many pleasant countryside walks. The town is just 4 miles from Blairgowrie, 12 miles from Perth and 14 miles from Dundee, making it an ideal location for commuting.







Ground floor



Floor 1



Approximate total area^m

1374.12 ft²
127.66 m²

Reduced headroom

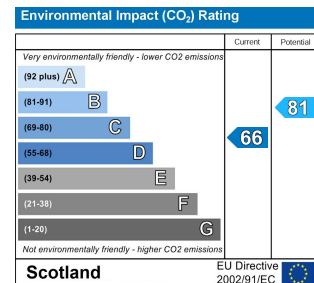
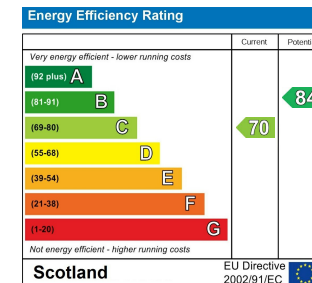
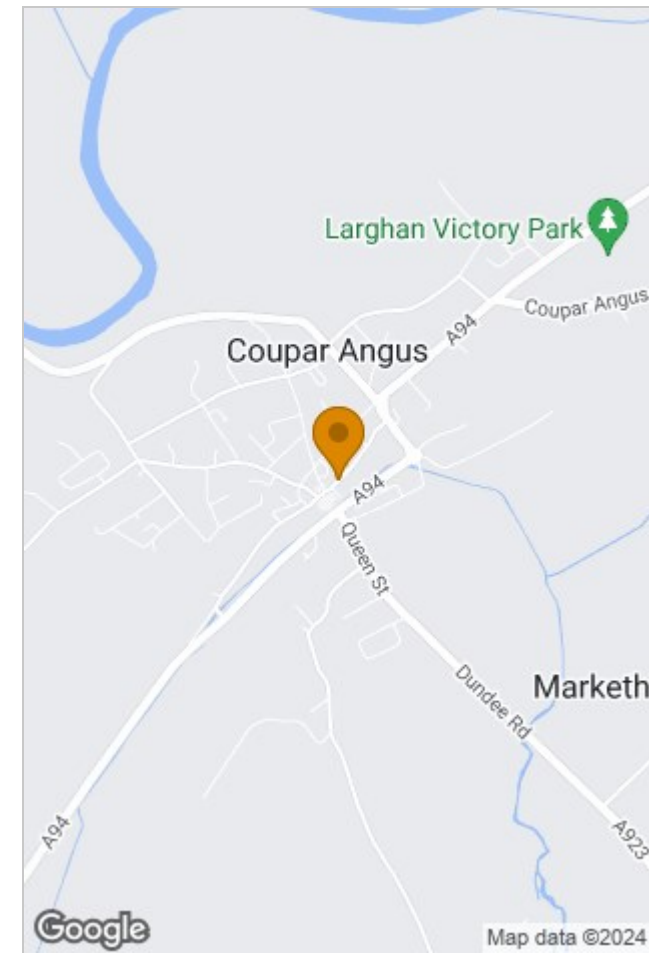
5.29 ft²
0.49 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

