



2 Coupar Angus Road, Blairgowrie, PH10 6NS  
Offers over £179,950

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## 2 Coupar Angus Road Blairgowrie, PH10 6NS

- Generous 4-bedroom maisonette
- Dining kitchen with range-style cooker
- Separate study/home office
- Gas central heating & double glazing
- Off-street parking
- Bright and spacious living rooms
- Beautiful bathroom with separate shower
- Period features including high ceilings
- Private area of garden
- Within easy reach of local amenities

Set within a charming period building, 2 Coupar Angus Road is a beautifully presented four-bedroom maisonette offering space, character, and style across two floors. The property's traditional exterior is complemented by generous room sizes and elegant features throughout.

On the ground floor, you'll find a spacious living room—perfect for entertaining or relaxing—along with a cosy study ideal for home working and a versatile double bedroom/dining room. The well-appointed kitchen boasts a range-style cooker and vibrant splashback tiles that add personality and warmth. Upstairs, three bedrooms are served by a lovely family bathroom featuring a freestanding bathtub, separate shower enclosure, and Velux window drawing in natural light. Characterful touches like deep skirting boards, sash windows, original fireplaces, and high ceilings create a unique and welcoming atmosphere. The property also benefits from a private garden with mature planting and a shed, providing a tranquil spot to enjoy the outdoors. Off street parking is offered via double driveway. Located close to the heart of Blairgowrie, this home offers the perfect blend of period charm and modern comfort. With ample space and flexible living, it's ideal for professionals, families or those seeking a serene retreat with easy access to local amenities and countryside walks.

Offers over £179,950





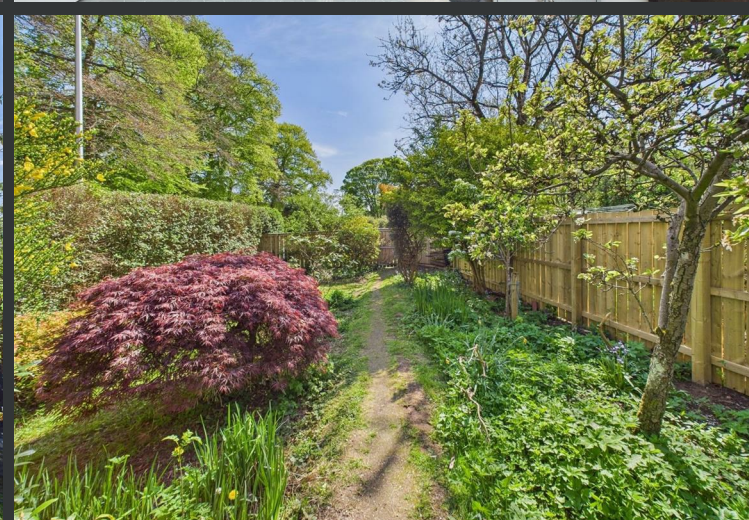
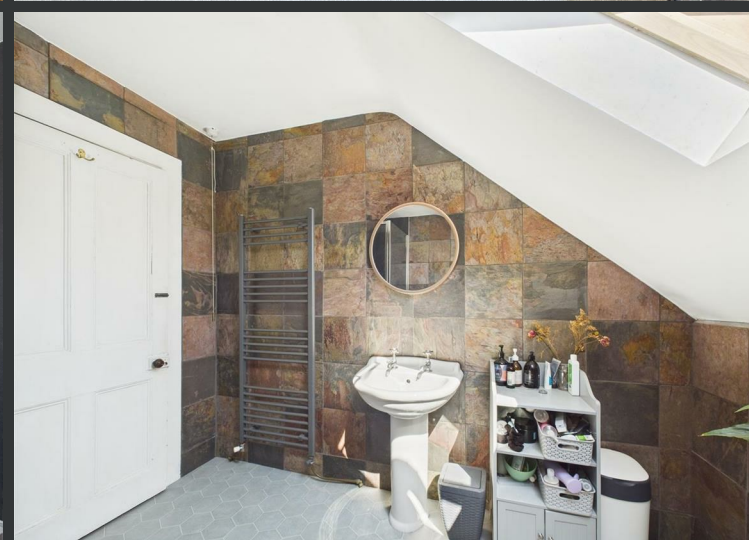
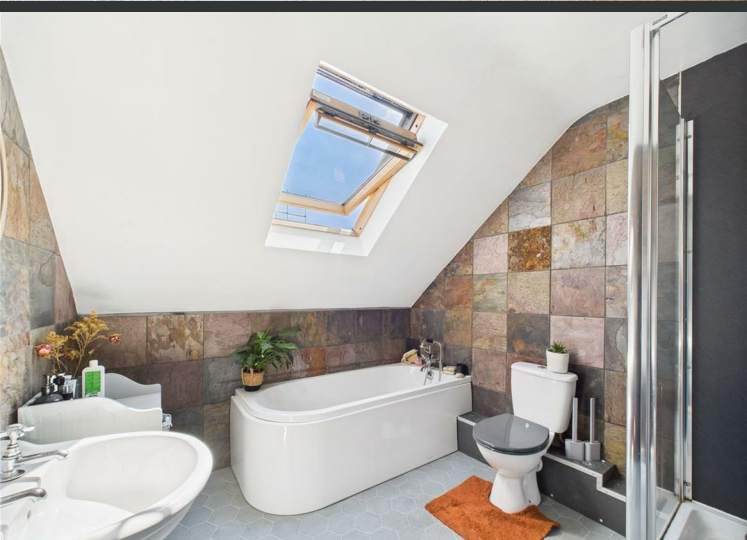


## Location

Coupar Angus Road is a prime location in Blairgowrie, offering the perfect balance between convenience and tranquillity. Just a short walk from the town centre, residents enjoy easy access to shops, cafés, local schools, and healthcare facilities. Blairgowrie itself is a vibrant community surrounded by stunning countryside, making it ideal for outdoor enthusiasts and nature lovers. Commuting to Perth and Dundee is straightforward via nearby road links, while recreational activities such as golf, fishing, and hiking are close at hand. This location appeals to those seeking a relaxed lifestyle with everything they need just around the corner.









Approximate total area<sup>(1)</sup>

1638 ft<sup>2</sup>  
152.1 m<sup>2</sup>

Reduced headroom  
45 ft<sup>2</sup>  
4.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	65	80

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**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	63	63

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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.

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