

Simple Approach



**5 C Hill Street, Blairgowrie
PH13 9BG**

Offers over £69,995

Simple Approach are excited to bring to the market this beautifully present, Two bedroom, First Floor apartment to the market. This lovely home comes to the market comprising of two bedroom, a modern open plan kitchen/ lounge and bathroom with shower over bath facility. 5C Hill Street would be the perfect purchase for any First Time Buyer looking for a move-in condition home in a peaceful location without compromising locality to nearby amenities. Set in the heart of Coupar Angus this property is within walking distance to the town centre and the local Primary School, as well as being well located for commuting to Perth and Dundee. Viewing is essential to appreciate the space on offer and the condition of the property. 5C Hill Street also boasts newly installed gas central heating, double glazing throughout and a private section of the rear garden.

Lounge

15'7" x 9'5" (4.77 x 2.88)

Kitchen + Lounge

16'4" x 6'2" (5.00 x 1.88)

Bedroom One

15'7" x 8'1" (4.77 x 2.48)

Bedroom Two

12'2" x 7'8" (3.71 x 2.34)

Bathroom

5'8" x 6'7" (1.73 x 2.02)





- Two Bedroom, First Floor Flat
- Private Rear Garden
- Modern Open Plan Kitchen / Lounge

- Newly Installed Gas Central Heating
- Close To All Local Amenities, Schooling and Transport Links To Larger Neighbouring Cities

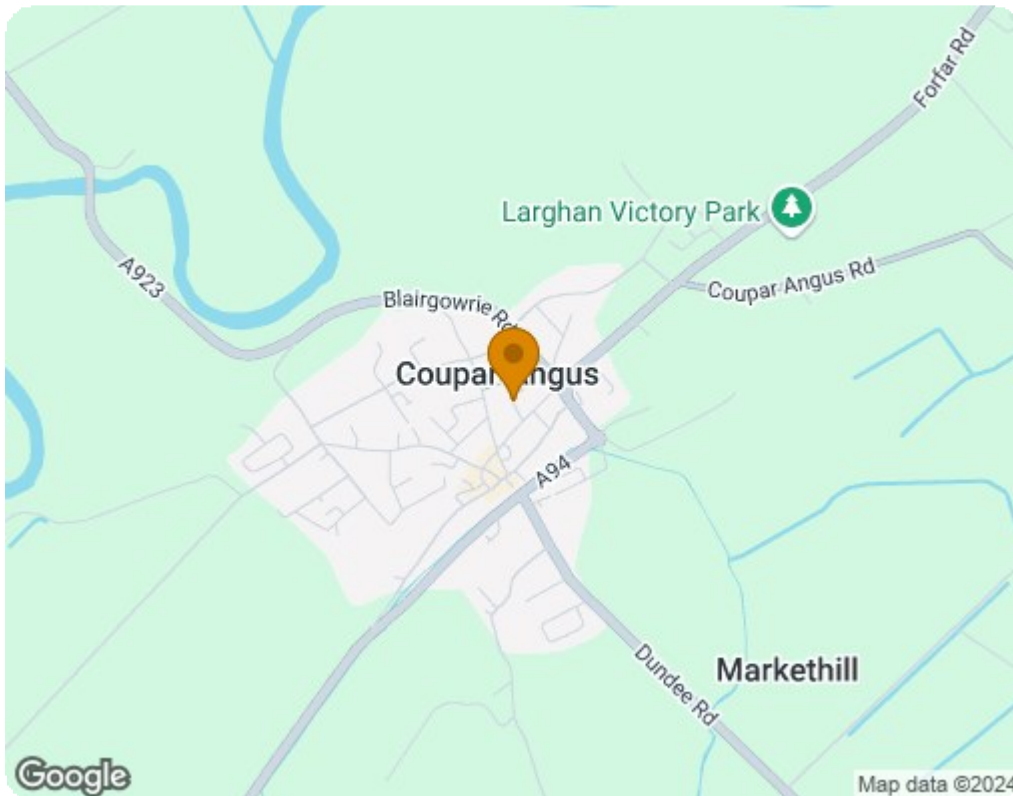
- Double Glazing Throughout
- Move-In Condition Throughout





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1138071)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC