

Simple Approach



**Coach House, Mundamalla Cottage Coupar Angus Road, Blairgowrie
PH12 8TP**

Offers over £299,450

Simple Approach are pleased to welcome this detached family home known as The Coach House to the Perthshire residential sales market. Set within the ever desirable area of Newtyle, this lovely property is ideally situated to take advantage of all the local amenities found close by along with being just a drive away from Perth or Dundee City Centre. The property offers spacious accommodation set across two floors, comprising; an entrance hallway, an open plan kitchen / dining room, a bright and spacious lounge, three bathrooms / shower rooms and four bedrooms. Practical attributes include gas central heating and double glazing throughout. This excellent property lends itself to a wide range of purchasers and would be an ideal home for any first-time buyer or growing family looking for a well-located property. Externally the property enjoys an impressive garden and picturesque views over rolling countryside hills. Viewing is essential to appreciate all that is on offer here at The Couch House.

Lounge

18'11" x 16'11" (5.79 x 5.18)

Kitchen + Dining Room

13'3" x 26'5" (4.06 x 8.06)

Bedroom Four (Downstairs)

7'10" x 8'5" (2.40 x 2.57)

Bedroom Three (Downstairs)

15'7" x 9'4" (4.77 x 2.86)

Downstairs Bathroom

5'5" x 6'0" (1.67 x 1.85)

Downstairs Shower Room

4'0" x 9'5" (1.24 x 2.88)

Bedroom One (Upstairs)

13'2" x 11'5" (4.03 x 3.49)

Bedroom Two (Upstairs)

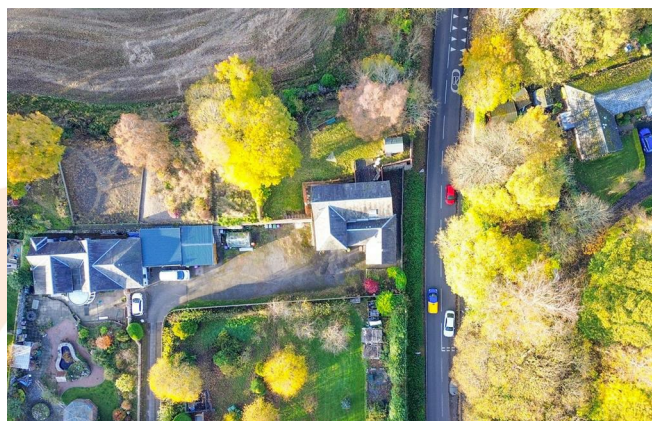
11'1" x 13'5" (3.38 x 4.10)

Upstairs Bathroom

9'3" x 7'0" (2.84 x 2.15)

Utility Room

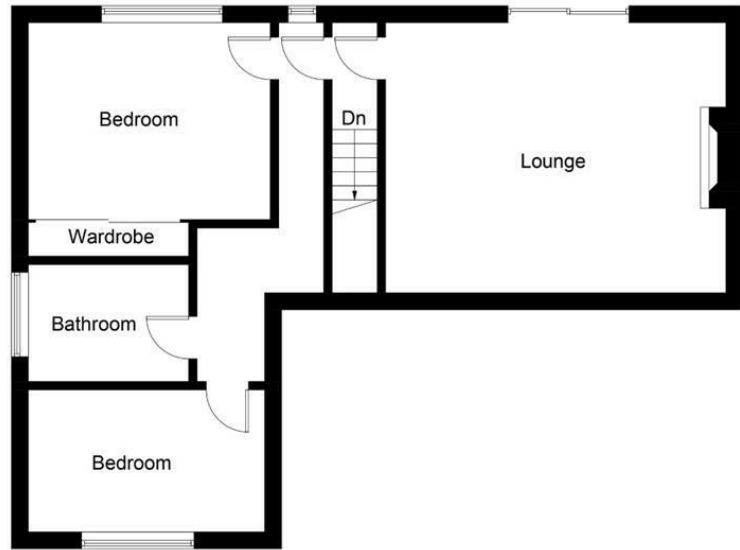
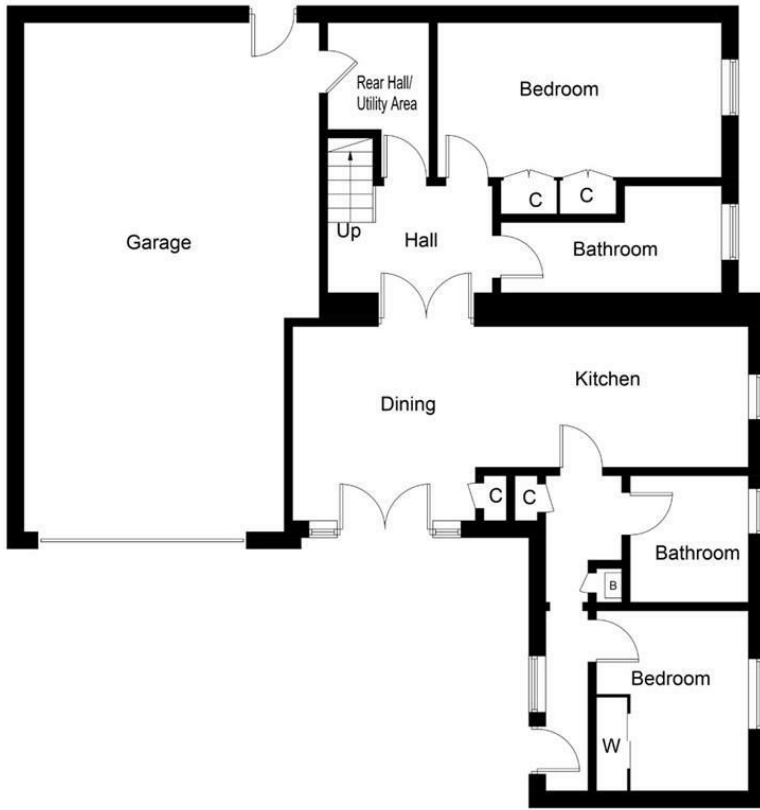
9'4" x 6'6" (2.87 x 1.99)





- Detached House
- Gas Central Heating
- Spacious Accommodation Throughout
- Four Bedrooms
- Full Double Glazing
- Picturesque Views
- Excellent Family Home
- Sizeable Garage





Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139426)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC