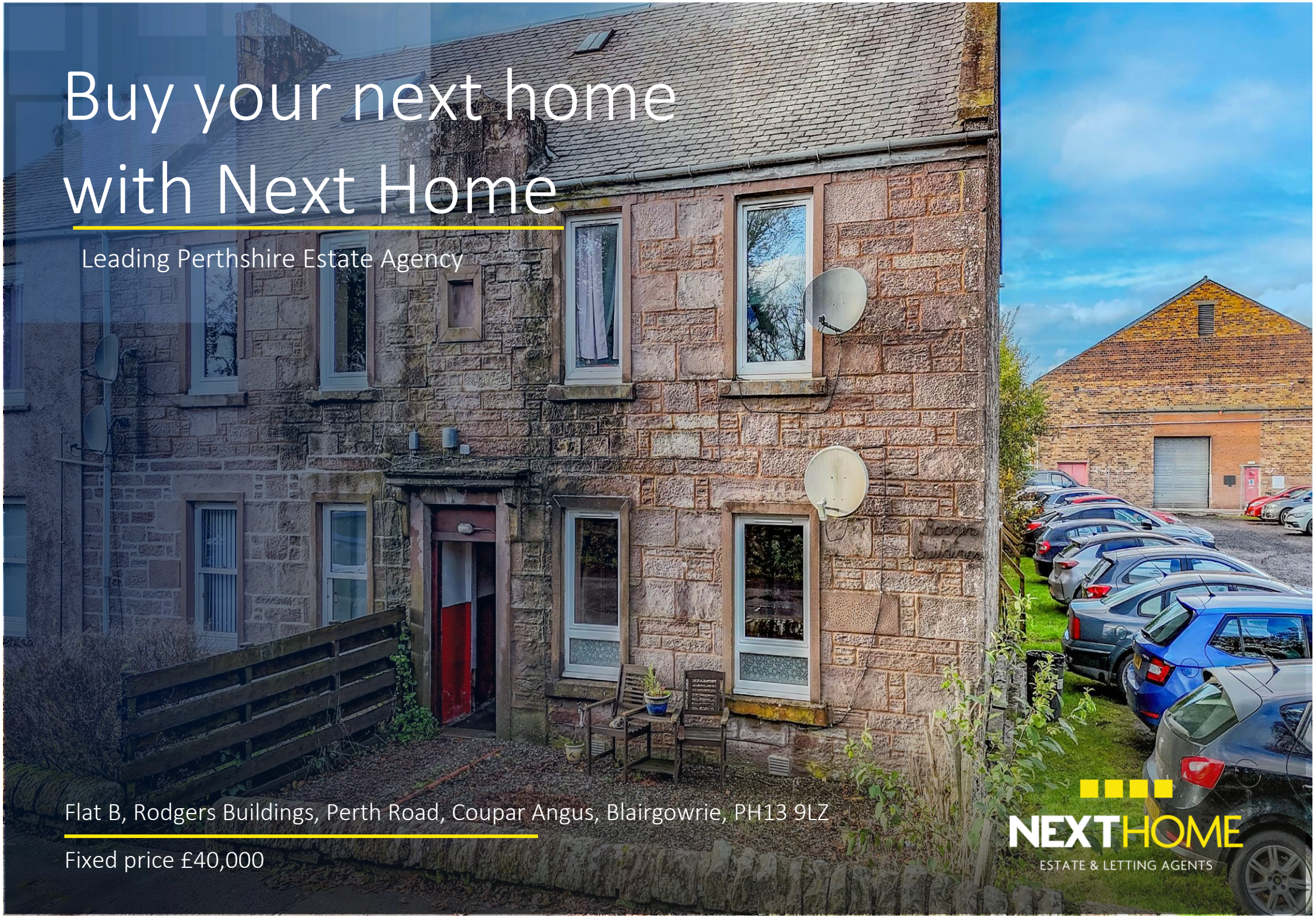
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# About the area

The historical market town of Coupar Angus lies on the River Isla in the broad and fertile Valley of Strathmore, 4 miles south of Blairgowrie. The A94 road from Perth to Forfar runs through the town and it is also ideally located for commuting to Dundee. 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.

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets. There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland. To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.











# Property summary

We are delighted to bring to the market this ground floor studio apartment situated in the quiet town of Coupar Angus.

This charming ground floor studio apartment offers a bright and practical living space, ideal for first-time buyers or investors.

The property features a tastefully decorated kitchen, a modern shower room, and a well-proportioned studio living area with a comfortable and contemporary feel throughout.

There is gas central heating and double glazing throughout.

Externally, the property enjoys both a private front garden and access to a communal rear garden, providing outdoor space to relax and enjoy the surroundings.

Additionally, there is a section of land pertaining to the property, offering extra potential for storage, planting, or personal use.





# Key property features

- Ideal investment opportunity
- Chain free
- Well presented
- Studio apartment
- Communal areas
- Garden to the side of block
- Front garden
- Gas central heating
- Double glazing





# Floorplans









# Property Room Sizes

HALL

LOUNGE/BEDROOM 15' 5" X 12' 7" (4.7M X 3.84M)

KITCHEN 11' 9" X 7' 7" (3.58M X 2.31M)

SHOWER ROOM 8' 6" X 5' 1" (2.59M X 1.55M)

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 room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

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