



14 Davidson Crescent, Blairgowrie, PH13 9BS  
Offers over £128,000

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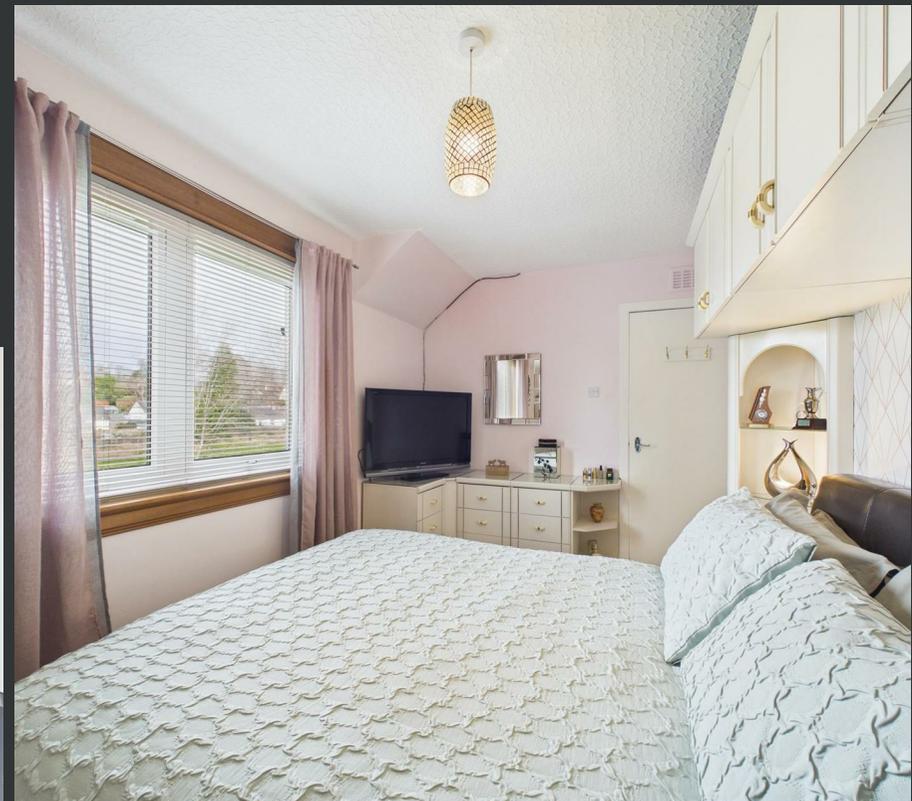
# 14 Davidson Crescent Blairgowrie, PH13 9BS

- Two double bedrooms
- Spacious 17ft living room
- Fitted kitchen with garden access
- Generous rear patio and decking
- Double glazing
- End Terraced
- Modern wall-mounted electric fire
- Contemporary bathroom with shower
- Garden summer house
- Popular residential location

Located within a popular residential area of Coupar Angus, 14 Davidson Crescent is a well-presented two-bedroom end terraced home offering bright accommodation, private gardens and a practical layout ideal for first-time buyers, downsizers or small families.

The ground floor opens into a welcoming hallway leading to a generous living room measuring over 17 feet in length. This spacious area provides ample room for both lounge and dining furniture and is enhanced by a contemporary wall-mounted electric fire, creating an attractive focal point. The kitchen sits to the rear and features a range of fitted units, good worktop space and direct access to the rear garden. Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from fitted storage. The accommodation is completed by a modern shower room. Externally, the rear garden has been designed for low maintenance, with a large paved patio area, raised decking and a charming summer house providing an ideal space for relaxing or entertaining. To the front, the property enjoys a neat garden area and a pleasant outlook within this established residential setting. With approximately 766 sq ft of accommodation, double glazing and a practical layout throughout, this attractive home offers comfortable living in a convenient and well-connected location.

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## Location

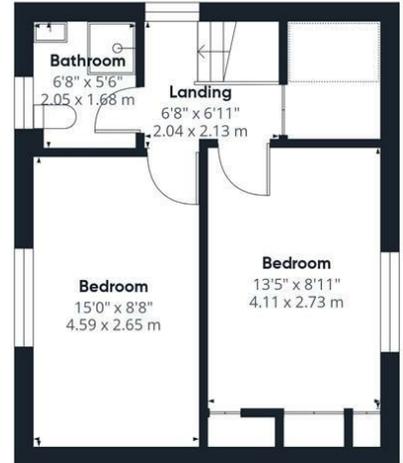
Davidson Crescent is situated within the Perthshire town of Coupar Angus, offering a range of local amenities including shops, primary schooling and everyday services. The town provides convenient access to Blairgowrie, Perth and Dundee, making it ideal for commuters. Surrounded by attractive countryside, the area is well placed for outdoor pursuits including walking, cycling and golf. Blairgowrie, just a short drive away, offers a wider selection of supermarkets, secondary schooling and leisure facilities. With good road links and a friendly community atmosphere, Coupar Angus remains a popular choice for buyers seeking a balance of town convenience and rural surroundings.







Ground floor



Floor 1

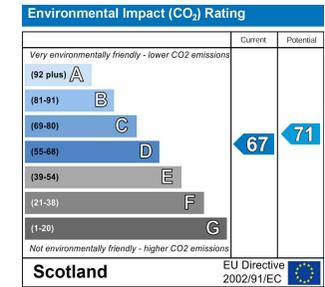
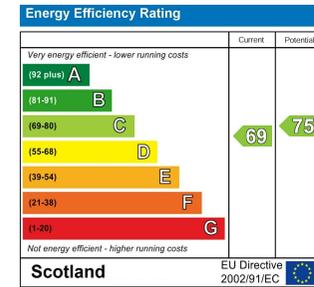
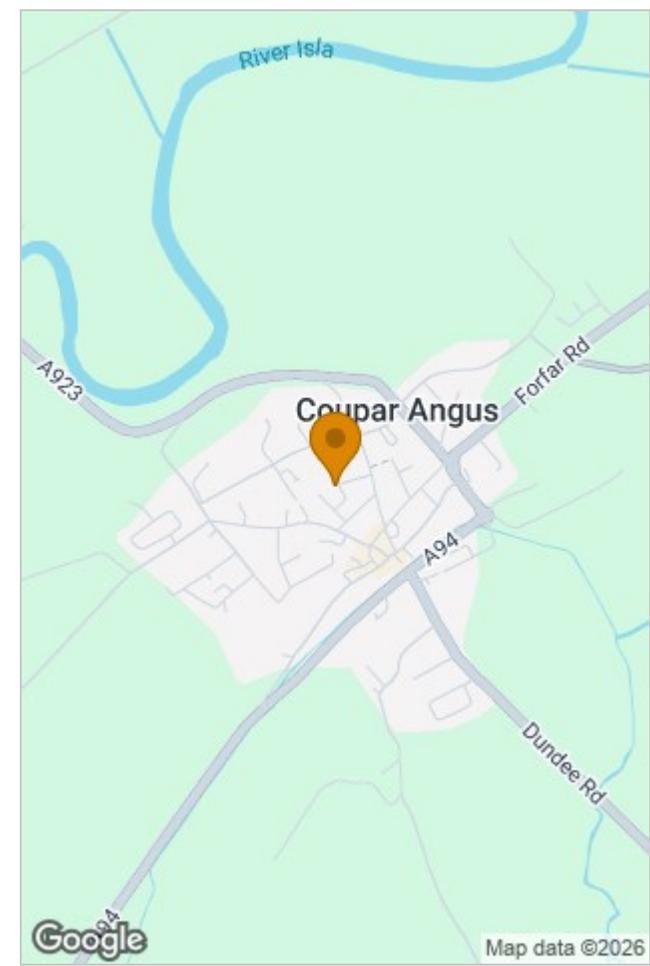


Approximate total area<sup>(1)</sup>  
766 ft<sup>2</sup>  
71.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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.

