

MILLER GERRARD

Solicitors and Estate Agents



**24 SIDLAW CRESCENT
COUPAR ANGUS
PH13 9BX**

**OFFERS OVER
£115,000**



**EPC RATING 'D'
COUNCIL TAX BAND 'B'**

Miller Gerrard are delighted to bring 24 Sidlaw Crescent to the residential property market. Set within a popular and well established residential area of Coupar Angus, it presents an opportunity to acquire a well proportioned two bedroom end terrace home, ideally suited to first time buyers, downsizers or investors seeking a property with strong everyday appeal.

Inside the home offers generous sized rooms throughout. Both bedrooms are well proportioned doubles with built in storage. The dining kitchen and the living room offer ample space for all the family to relax and catch up with your day.

The property benefits from double glazing and electric heating. Externally, the garden sweeps around the property and has the potential to be a lovely area to entertain family and friends or to sit and get away from it all. There is parking readily available for both homeowners and visitors.

Positioned close to a range of local amenities, including shops, services, doctors, schools and transport links, this property offers a great degree of accessibility. 23 Sidlaw Crescent has the potential to be a lovely home and would be an excellent choice for a variety of buyers. Arrange your viewing now.



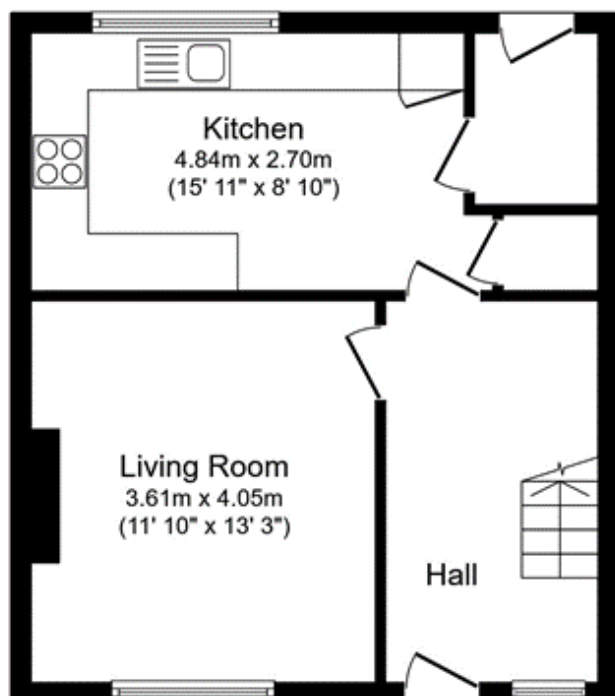




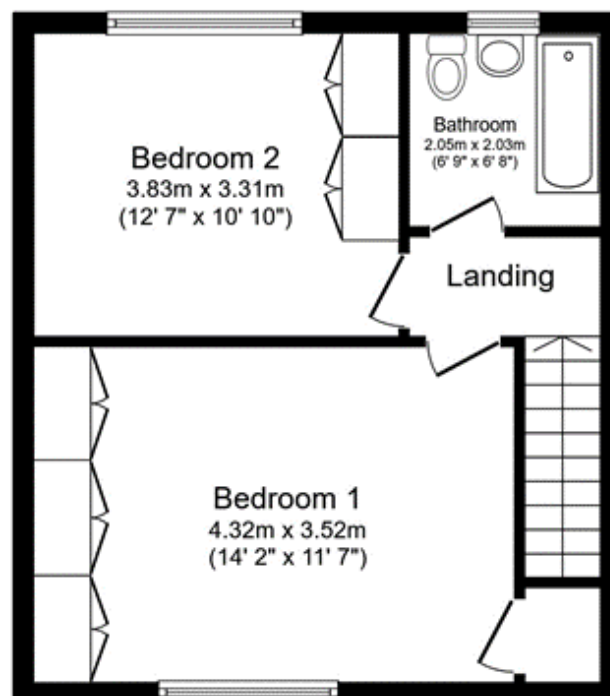








Ground Floor



First Floor

Total floor area: 80.8 sq.m. (870 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	3.61 X 4.05	KITCHEN	4.84 X 2.70
BEDROOM 1	4.32 X 3.52	BEDROOM 2	3.83 X 3.31
BATHROOM	2.05 X 2.03		

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE