MILLER GERRARD
Solicitors and Estate Agents



4 COMMERCIAL STREET

COUPAR ANGUS

BLAIRGOWRIE

PH13 9AD

OFFER'S OVER

£60,000

EPC RATING 'D'

COUNCIL TAX BAND 'D'

4 Commercial Street, Coupar Angus, PH13 9AD

Spacious Four-Bedroom Maisonette with Dedicated Study

Miller Gerrard is delighted to present 4 Commercial Street, a remarkably spacious four-bedroom maisonette offering flexible living over the first and second floors, accessible via a private main door entry. Centrally located within the vibrant heart of Coupar Angus, this bright and modern property is an excellent opportunity for growing families or buy-to-let investors seeking high rental potential.

Key Features

Four Generous Double Bedrooms: Exceptional space throughout.
Separate Study: Perfect for working from home or a dedicated hobby space.
Dual Bathrooms: Includes both a family bathroom and a separate shower room.
Modern Comforts: Fully equipped with gas central heating and double glazing.
Prime Location: Situated in a town centre undergoing an exciting regeneration programme.

Interior Overview

The heart of this home is the impressive, sun-drenched open-plan lounge and kitchen area. Flooded with natural light from windows on three sides, this expansive triple-aspect room easily accommodates substantial furnishings, making it an ideal hub for entertaining and relaxing.

The bedroom accommodation is equally generous, featuring four comfortable double bedrooms alongside a distinct study room. Serving the household are two well-appointed facilities—a principal bathroom and an independent shower room—ensuring ample space and privacy for everyone to unwind.

Location & Amenities

Perfectly positioned for effortless town living, the property is just steps away from local conveniences, parking, and convenient bus stops providing direct transport links to the wider region.

The country town of Coupar Angus lies roughly 4 miles from Blairgowrie and is an easy 30-minute commute to the major cities of Dundee and Perth for onward rail and motorway networks. The bustling town centre offers a vibrant mix of local shops, a supermarket, a primary school, medical and dental surgeries, sports facilities, and a local library.









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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