

Simple Approach



**2 Middlehills, Blairgowrie
PH13 9BD**

Offers over £154,950

2 Middlehills, Blairgowrie, PH13 9BD

Simple Approach are delighted to welcome this bright and spacious semi-detached house on Middlehills, Coupar Angus to the residential sales market. Well presented throughout, this home offers comfortable accommodation ideally suited to first-time buyers, young families, downsizers or buy-to-let investors seeking a property in move-in condition.

The accommodation comprises a welcoming front-facing lounge filled with natural light, a good-sized kitchen offering ample storage and workspace, two generous bedrooms, and a well-appointed bathroom complete with a shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round.

Externally, the property enjoys a beautifully maintained private rear garden, providing the perfect space to relax, entertain or enjoy outdoor dining. A standout feature of this home is the substantial private driveway, offering parking for up to four vehicles, along with a detached garage providing excellent additional storage or workshop space. The floored attic also offers valuable storage and excellent potential for a variety of uses.

Situated within the highly sought-after town of Coupar Angus, the property benefits from a peaceful residential setting while remaining within easy reach of local amenities, schools and excellent transport links to Perth, Dundee and beyond

Lounge

13'1" x 14'4" (3.99 x 4.38)

18'1" x 19'9" (5.53 x 6.04)

Kitchen

13'1" x 8'8" (4 x 2.66)

Boiler Room

6'1" x 3'1" (1.87 x 0.94)

Bedroom One

11'10" x 10'1" (3.63 x 3.09)

Bedroom Two

13'1" x 9'11" (4 x 3.04)

Bathroom

6'5" x 6'8" (1.97 x 2.05)

Garage

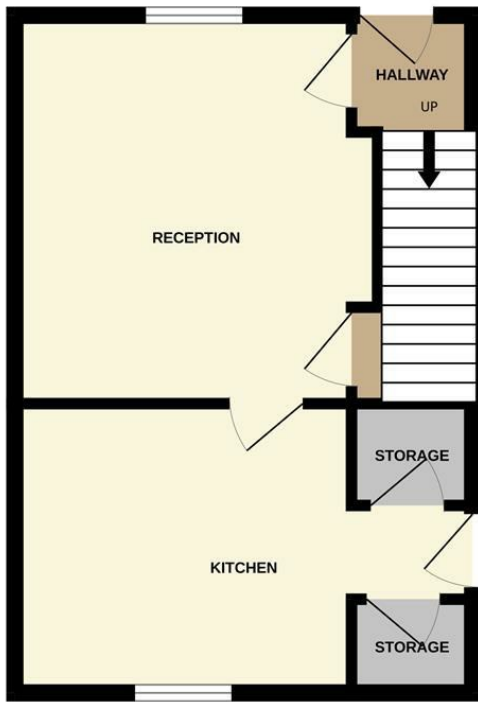




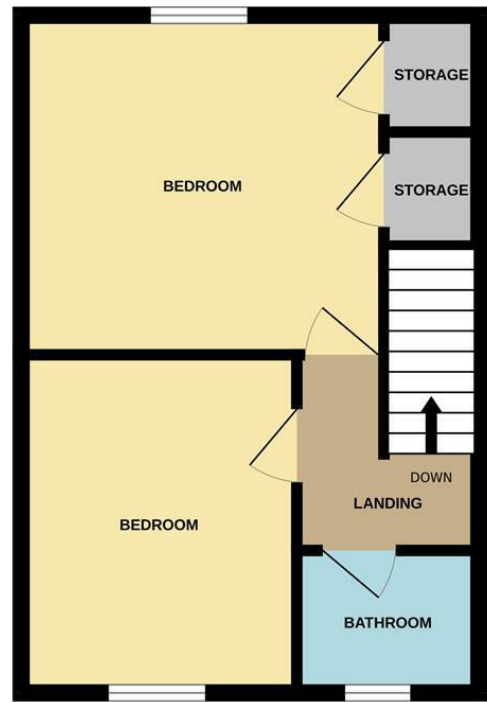
- Semi Detached House
- Bright & Spacious Lounge
- Sizeable Private Driveway & Large Detached Garage
- Well Presented Throughout
- Good Sized Kitchen
- Well Maintained Private Rear Garden
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(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		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC