



**Premier  
Properties**  
Perth



## 3 The Assembly Room George Street, Blairgowrie, PH13 9DH Offers Over £85,000

 2  1  1  B

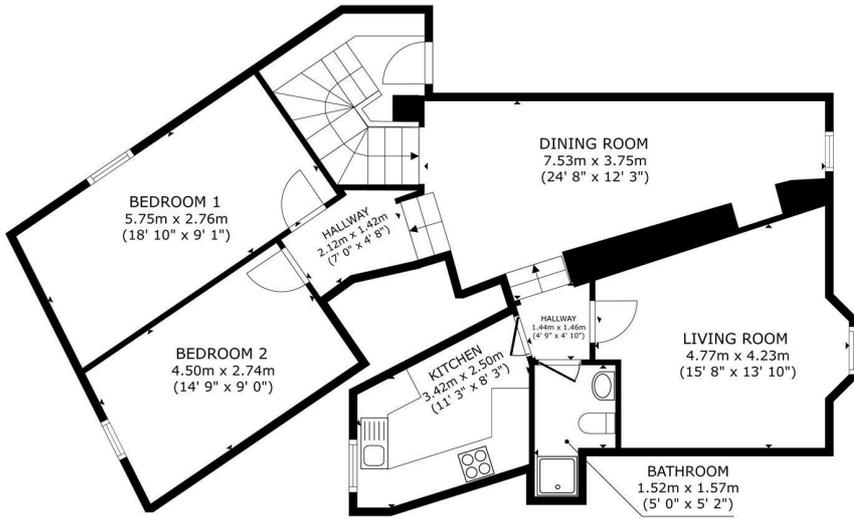
Upon entering the flat, you are greeted by a warm and inviting atmosphere. The spacious living area is the perfect for relaxation and entertaining, with ample natural light flooding through. There is a well-appointed kitchen is designed for practicality, offering sufficient space for culinary endeavours.

The property boasts two generously sized bedrooms, providing a peaceful retreat for rest and relaxation, each room is designed to maximise space and comfort, making it easy to personalise to your taste. The flat also benefits from a well-maintained bathroom, ensuring all your needs are met.

Coupar Angus is known for its friendly community and picturesque surroundings, making it an ideal location for those who appreciate a quieter lifestyle while still being close to the vibrant town of Blairgowrie. With its rich history and beautiful landscapes, this area offers plenty of opportunities for outdoor activities and exploration.

- 2 spacious bedrooms
- 1 bathroom
- On street parking
- Easy access to all amenities
- Comfortable living space
- Quiet residential area
- Viewing recommended





Flat 3 The Assembly Rooms, George Street, Coupar Angus, PH13 9DH

GROSS INTERNAL AREA  
FLOOR PLAN 93.3 m<sup>2</sup> (1,004 sq.ft.)  
TOTAL : 93.3 m<sup>2</sup> (1,004 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>B</b>
(81-91) <b>B</b>			(69-80) <b>C</b>
(69-80) <b>C</b>			(55-68) <b>D</b>
(55-68) <b>D</b>			(38-54) <b>E</b>
(38-54) <b>E</b>			(21-38) <b>F</b>
(21-38) <b>F</b>			(1-20) <b>G</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC	<b>83</b>	<b>83</b>
			<b>Scotland</b>
			EU Directive 2002/91/EC



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 of representation 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 any representation or warranty in respect of the property.