

MILLER GERRARD

Solicitors and Estate Agents



**3 CADDAM PLACE
COUPAR ANGUS
PH13 9EG**

**OFFERS OVER
£85,000**



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

Charming & Bright 2-Bedroom First-Floor Flat

Welcome to this beautifully spacious and light-filled **2-bedroom, 1-bathroom first-floor flat**. Perfectly positioned for modern living, this property combines generous room proportions with an unbeatable, convenient location. Whether you are a first-time buyer, a small family, or looking for a savvy investment, this home is ready to impress.

Bright & Airy Rooms: Large windows throughout flood the entire flat with natural light, creating a warm and welcoming atmosphere.

Spacious Living: A generous lounge area offers plenty of room for both relaxing and dining, making it the perfect hub for entertaining.

Two Comfortable Bedrooms: Two well-proportioned bedrooms provide excellent flexibility for a main bedroom and a guest room, child's room, or a dedicated home office.

Contemporary Bathroom: A clean, functional 1-bathroom setup that efficiently serves the home.

Outside space: There is an allocated area of garden to the front of the property and on street parking is available.

Location is everything, and this flat delivers. Situated just moments away from excellent local amenities, you will enjoy effortless access to:

- Shops, doctors and dentist
-
- Public transport links for an easy commute
-
- Nearby parks and green spaces
-

Ready to view? This bright and spacious flat won't stay on the market long. Contact us today to arrange a viewing!

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

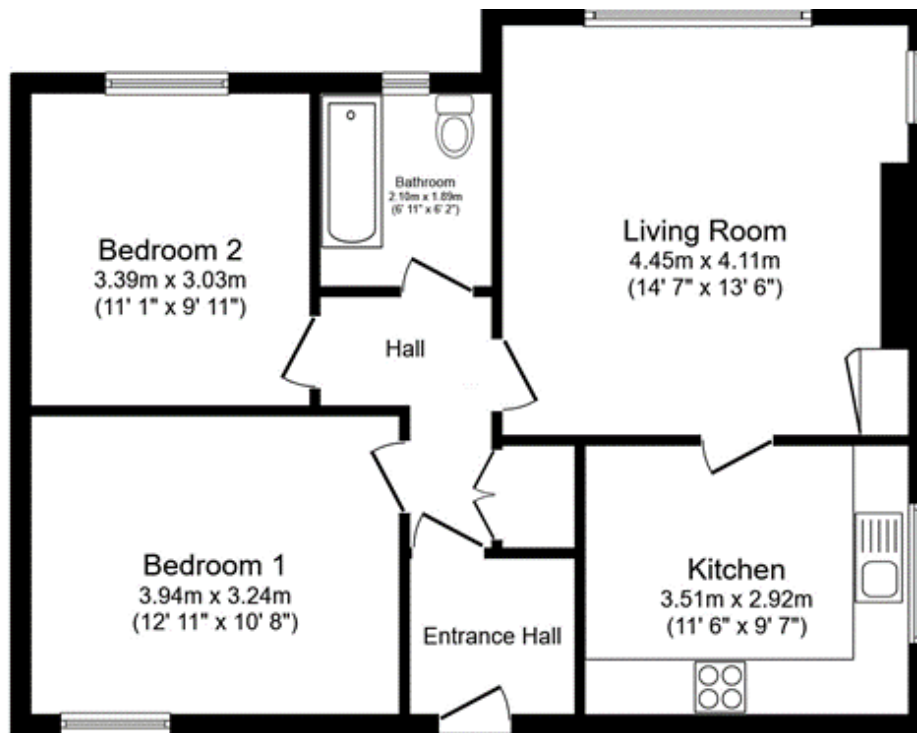












Floor Plan

Total floor area: 67.3 sq.m. (724 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.45 X 4.11	KITCHEN	3.51 X 2.92
BEDROOM 1	3.94 X 3.24	BEDROOM 2	3.39 X 3.03
BATHROOM	2.10 X 1.89		

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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