

MILLER GERRARD

Solicitors and Estate Agents



ROSE BRAE, BEECHILL PLACE, COUPAR ANGUS, PH13 9BA

A BRIGHT, SPACIOUS AND MODERN TWO / THREE BED SEMI-DETACHED BUNGALOW, IN MOVE IN CONDITION, IDEALLY SITUATED WITH STUNNING VIEWS TO THE SIDLAW HILLS, IN A POPULAR RESIDENTIAL AREA OF COUPAR ANGUS.

- ENTRANCE HALLWAY
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- DOUBLE GLAZING`
- EPC RATING 'D'
- KITCHEN
- DINING ROOM / BED THREE
- SHOWER ROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £210,000

OFFERS OVER £210,000

Miller Gerrard are delighted to bring to the market Rose Brae. Rose Brae is a spacious and bright two / three bed semi-detached bungalow located in a popular residential area of Coupar Angus.

The property comprises of entrance vestibule, hallway, living room, kitchen, dining room / bed three, two double bedrooms and shower room,

The property benefits from double glazing, gas central heating and large front garden with fantastic views to "The Sidlaws".

Rose Brae is elevated which provides fantastic views from the garden and inside the property over Coupar Angus towards the Sidlaw Hills. Access is via the rear of the property, down concrete steps along a stone chip pathway around to the front of the house.

Entrance vestibule & hallway with wooden flooring providing access to all rooms.

Kitchen: Newly fitted bright kitchen with tiled floor, door to access garden, wall mounted and floor fitted cabinets with contrasting work surfaces, window to the side of the property, integrated fridge freezer and dishwasher, space for washing machine, five ring, two oven Range Master gas cooker with hotplate.

Living Room: Bright and spacious living room with fitted carpet, feature bay window over looking the garden, log burner with tiled hearth, brick to the rear and feature wooden mantle.

Dining Room / Bed 3: With wooden flooring, window to rear and storage cupboard.

Master Bedroom: Light double bedroom with fitted carpet, built in wardrobe and window to the front overlooking the garden.

Bedroom Two: Rear facing double bedroom with fitted carpet and built in wardrobe.

Shower Room: With tiled floor, walk in shower, vanity unit with WC and wash hand basin.

The country town of Coupar Angus lies approximately 4 miles from Blairgowrie and is conveniently situated around 30 minutes by car of the cities of Perth & Dundee, with their onward rail and motorway connections. Local amenities in Coupar Angus include individual shops, supermarkets, a primary school, health centre dental surgery and library. There are thriving sports clubs, many cultural organisations and several golf courses all within a short drive.

This is a delightful property which would appeal to many purchasers and must be seen to be fully appreciated, viewing is highly recommended.













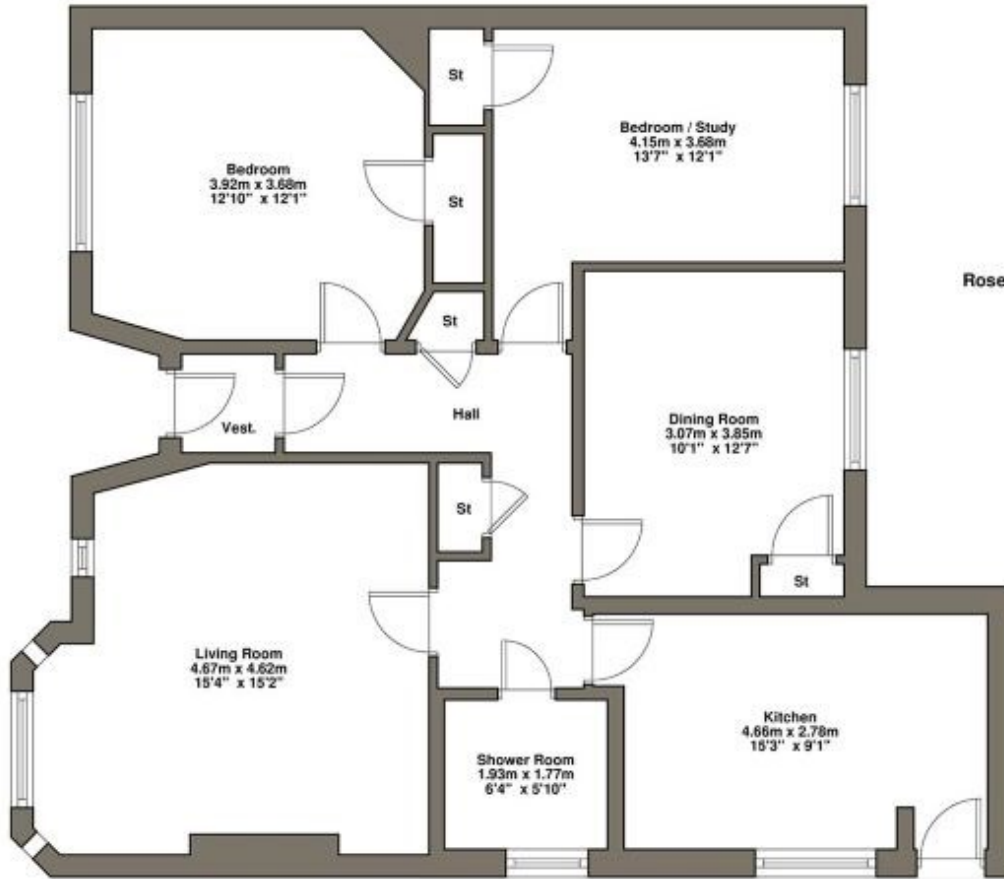








FLOOR PLAN



Rosebrae, Beechill Place, Coupar Angus, PH13 9BA

Plan not to scale.
For illustrative purposes only.



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.

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.67 X 4.62	KITCHEN	4.66 X 2.78
DINING ROOM / BED THREE	3.07 X 3.85	MASTER BEDROOM	3.92 X 3.68
BEDROOM TWO	4.15 X 3.68	SHOWER ROOM	1.93 X 1.77

MILLER GERRARD

Solicitors and Estate Agents

The Studio,
13 High Street,
Blairgowrie,
PH10 6ET

Tel: 01250 873468 Fax: 01250 875257

www.millergerrard.co.uk



Zoopla

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.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSpC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

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