

MILLER GERRARD

Solicitors and Estate Agents



2 COUPAR ANGUS ROAD, BLAIRGOWRIE, PH10 6NS

A SPACIOUS SOUTH FACING 4/5 BED TRADITIONAL VICTORIAN MAISONETTE, FORMERLY KNOWN AS LEERIES DEN, THE OLD LAMPLIGHTERS RESIDENCE. THIS IS AN IDEAL FAMILY HOME, WHICH IS PERFECTLY LOCATED PROVIDING EASY ACCESS TO THE TOWNS SHOPS AND LOCAL AMENITIES.

- ENTRANCE HALLWAY
- DINING ROOM
- SITTING ROOM OR DOUBLE BED 3
- SINGLE BED / BOX ROOM (2ND FLOOR)
- DOUBLE GLAZING
- GARDENS AND OFF STREET PARKING
- EPC BAND 'D'
- LIVING ROOM (STUDY OR BED 5 OFF)
- BREAKFASTING KITCHEN
- TWO DOUBLE BEDROOMS (2ND FLOOR)
- FAMILY BATHROOM (2ND FLOOR)
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £185,000

OFFERS OVER £ 185,000

Miller Gerrard are delighted to bring to the market 2, Coupar Angus Road, Blairgowrie, formerly known as Leeries Den, the old Lamplighters House. This traditional Victorian property is steeped in history and provides spacious accommodation throughout. The property has been sympathetically modernised over the years retaining many of its original features and is ideally located providing easy access to the shops and local amenities.

The property includes on the first floor Entrance Hall, Living Room, Dining Room, Kitchen, Bedroom and Study/Bedroom 4. On the second floor are two Double Bedrooms, a Box Room or Bedroom 5 and a Family Bathroom.

Benefiting from gas central heating and double glazing, with gardens and off road parking.

This spacious maisonette enters by its own curving exterior stone staircase, with cellar storage below, to the main front door with glazed inserts, into a wide hallway, with traditional stripped floorboards.

Dining Room: With dual aspect windows to the rear and side with shutters, original tiled fireplace and traditional stripped floorboards.

Breakfasting Kitchen: Including a mixed range of floor and wall mounted kitchen cabinets with tiling behind and also standalone pieces. There is a large gas range with gas hob and electric ovens fitted into the chimney space, Belfast sink, and under stairs storage area.

Living Room: A bright and spacious living room with dual aspect windows, original tiled fireplace, shelved press and fitted carpet. Located off the living room is the Office/Study or Bedroom 5, with window and traditional stripped floorboards.

Sitting Room / Double Bedroom 3 with window, coving, original tiled fireplace, shelved press and traditional stripped floorboards.

There are stair, with Velux window which lead to the second floor.

To the left is Double Bedroom 2 with dormer window, coombed ceiling, fitted carpet, a large storage cupboard and fireplace.

To the right is Double Bedroom 1, with dormer window, coombed ceiling, traditional stripped floorboards and original wrought iron fireplace with tiled hearth.

Single Bedroom 4 or Box Room: With coombed ceiling and skylight window.

Family Bathroom: Comprising a 4 piece bathroom suite, including a WC. Wash hand basin, bath and separate shower cubicle. There are tiled walls, a ladder towel rail, Vinyl flooring and spotlights.

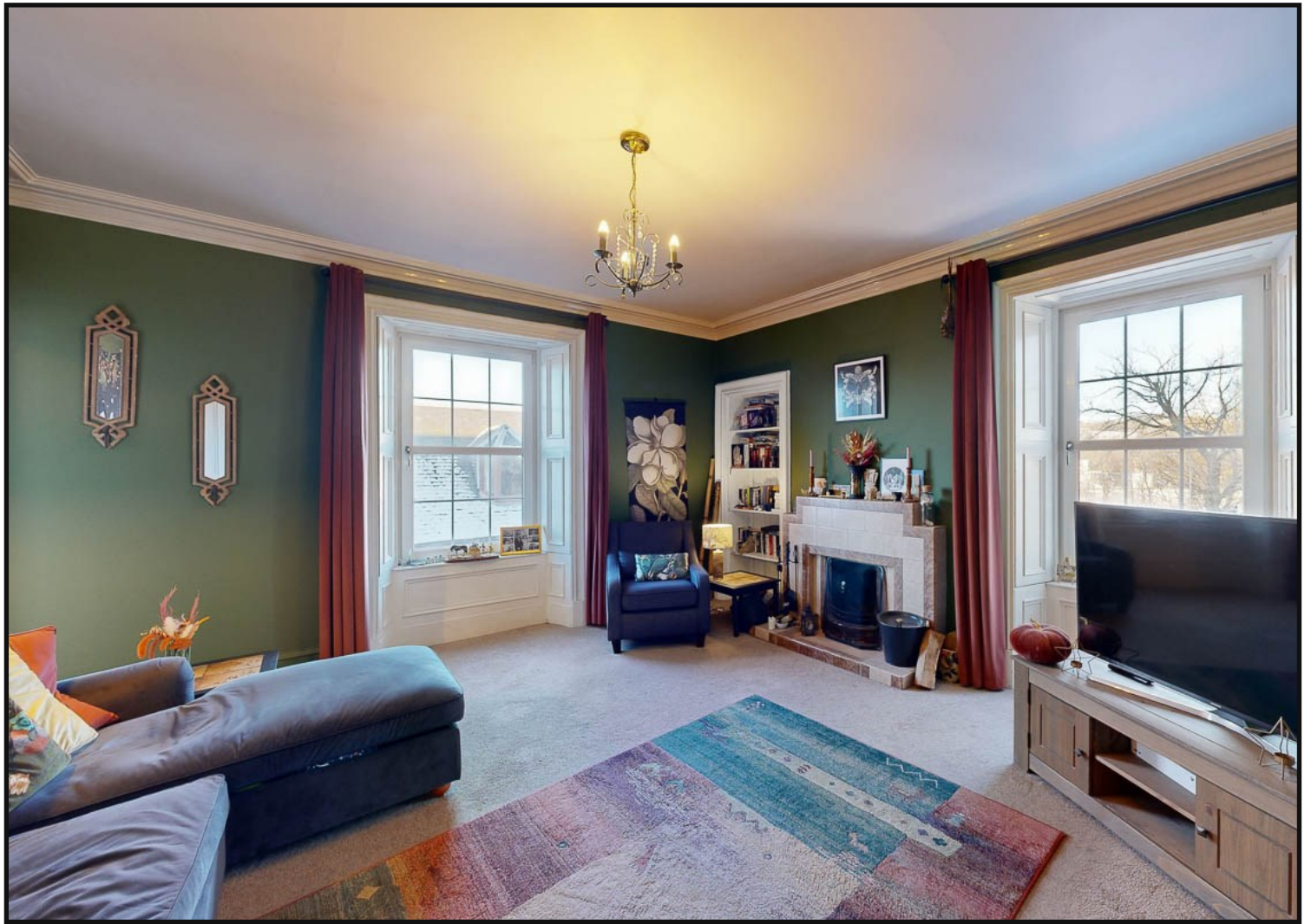
Externally there are large secluded garden grounds, surrounded by hedging and fencing with gravel pathways. The garden includes areas of mature planting with shrubs and fruit trees and a lawn. There is a good sized garden shed with separate summer house and off street parking with ample space for up to three vehicles.

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.



















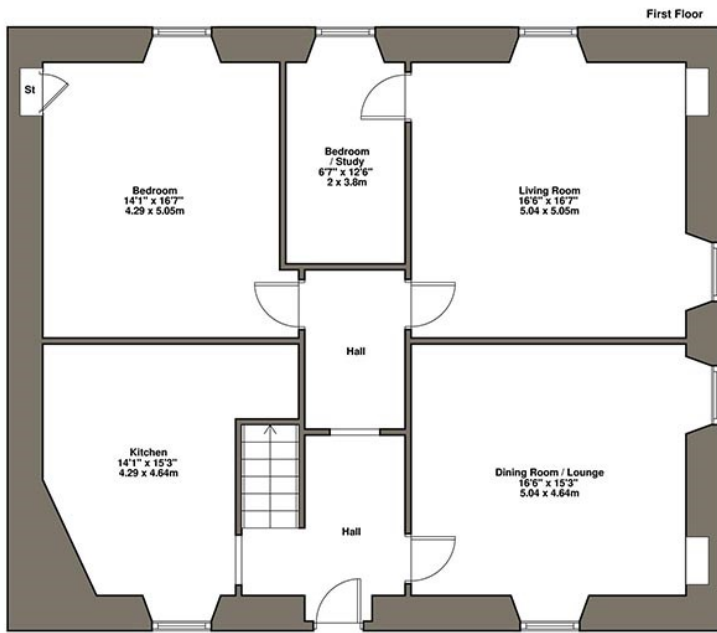






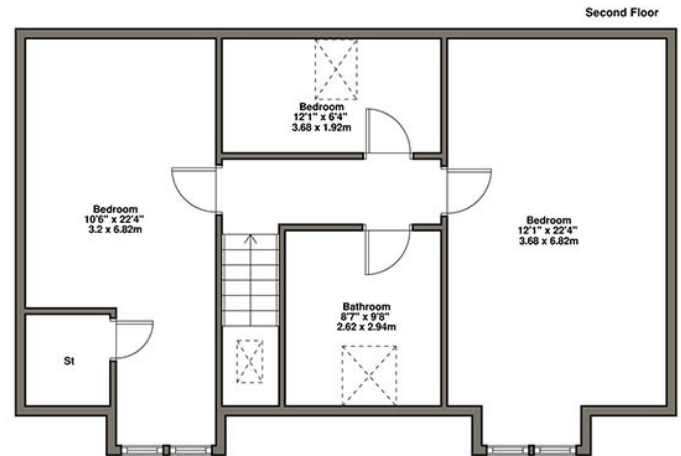


FLOOR PLAN



2 Coupar Angus Road Blairgowrie PH106NS

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)

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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.

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