

MILLER GERRARD

Solicitors and Estate Agents



34 DAVIDSON CRESCENT, COUPAR ANGUS PH13 9BS

AN IMMACULATE AND RECENTLY RENOVATED TWO BEDROOM END OF TERRACE VILLA, PRESENTED IN MOVE-IN CONDITION AND LOCATED IN A POPULAR RESIDENTIAL AREA OF COUPAR ANGUS.

- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- BATHROOM
- DOUBLE GLAZING
- GREENHOUSE, GARDEN SHED
- EPC BAND 'C'
- KITCHEN
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- GARDEN
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £120,000

OFFERS OVER £119,500

Miller Gerrard are delighted to bring to the market this immaculate and recently renovated two bed end of terrace villa, which is presented in move-in condition and located in a popular residential area of Coupar Angus.

The property comprises entrance hallway, kitchen, living / dining room, two double bedrooms and bathroom.

Benefiting from electric heating, solar panels, double glazing with gardens to the front and rear.

Entrance Hallway: A bright hallway with fitted carpet, window and storage cupboard under the stairs, with another upstairs cupboard on the landing where there is also access to the loft space.

Kitchen: A newly fitted kitchen comprising a range of both floor standing and wall mounted kitchen cabinets, built in appliances, stainless steel sink, and an under counter fridge and separate freezer. There is a window and doorway providing direct access to the garden.

Living / Dining Room: A bright and spacious living / dining room, with dual aspect windows to the front and rear of the property and a newly fitted carpet.

Bedroom One: Located to the front of the property, this spacious double bedroom has a built in cupboard and a newly fitted carpet.

Bedroom Two: Another good sized double bedroom located at the rear of the property with a double built-in wardrobe and a newly fitted carpet.

Bathroom: Comprising a newly fitted three piece bathroom suite in white including a WC, wash hand basin and bath with over bath shower and concertina shower screen. There is tiling at the bath with Wetwall at the WC and wash hand basin, vinyl flooring and an obscure glazed window.

Exterior: The front of the property is enclosed by masonry wall, with iron gate, laid in gravel for ease of maintenance with flower borders.

The rear of the property is enclosed by fence and hedging and is laid in lawn with paved pathway and patio area. There is a greenhouse, wooden shed and flower borders.

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.











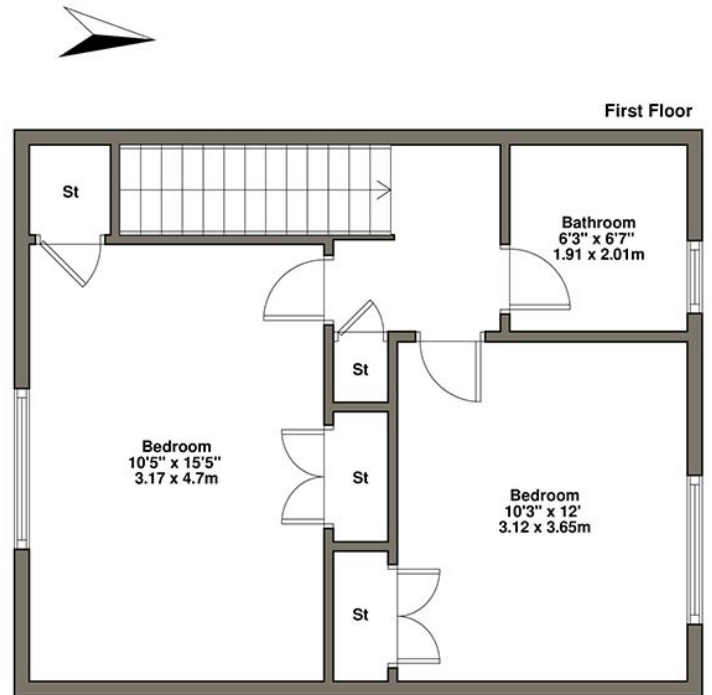
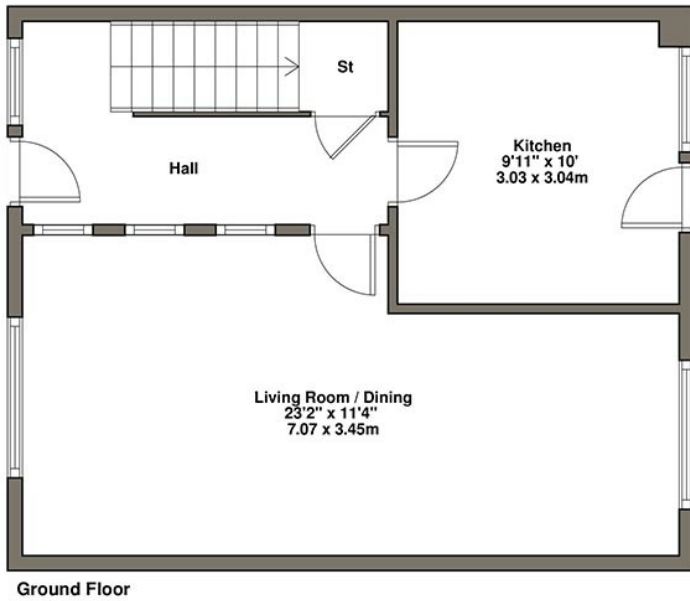








FLOOR PLAN



34 Davidson Crescent, Coupar Angus, PH13 9BS

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)	(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