

# MILLER GERRARD

Solicitors and Estate Agents



**4 COMMERCIAL STREET  
COUPAR ANGUS  
BLAIRGOWRIE  
PH13 9AD**

**OFFER'S OVER  
£85,500**

**EPC RATING 'D'  
COUNCIL TAX BAND 'D'**

## 4 COMMERCIAL STREET, COUPAR ANGUS, BLAIRGOWRIE, PH13 9AD

- \* FOUR DOUBLE BEDROOMS
- \* STUDY
- \* GAS CENTRAL HEATING
- \* DOUBLE GLAZING
- \* TOWN CENTRE LOCATION

Miller Gerrard are delighted to bring to the market 4 Commercial Street, a four bedroom maisonette in a town centre location. The property has a good size open plan lounge/kitchen area with ample space for furniture. The area is bright with windows to three sides of the room. There are four double bedrooms and a further study in the property, a bathroom and shower room, giving space for everyone to have a place to relax and unwind.

The property is ideally situated for all the local amenities and parking or bus stops nearby providing transport links to other areas.

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 and Dundee with their onward rail and motorway connections. Local amenities in Coupar Angus include shops, supermarket, primary school, health centre, dental surgery, sports facilities and library. The town is in the course of a regeneration programme with many high quality building improvements being made to the central area.









**MILLER GERRARD**

**SOLICITORS & ESTATE AGENTS**

**THE STUDIO**

**13 HIGH STREET**

**BLAIRGOWRIE**

**PH10 6ET**

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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**