

MILLER GERRARD

Solicitors and Estate Agents



**THE SHEILING
TOWNHEAD
COUPAR ANGUS
PH13 9AR**

**OFFERS OVER
£220,000**



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

Miller Gerrard are delighted to bring to the market The Sheiling in Coupar Angus. A beautifully presented two bedroom detached bungalow located close to the town centre amenities.

The Sheiling has been beautifully finished and is ready for its new owners just to unpack their belongings and make it their home. There is a spacious dining kitchen to the rear of the property and also a very useful utility room. The lounge, with log burner opens up into the conservatory giving ample space to relax or to entertain family and friends.

There are two good sized double bedrooms to the front of the property each with bay style windows giving lovely view over the garden.

The outside space consists of a driveway to the front and side leading to the garage. The rear garden has a summer house and shed, a lovely seating area and it is very private with a field to the rear.

The Sheiling really must be viewed to be appreciated.

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.







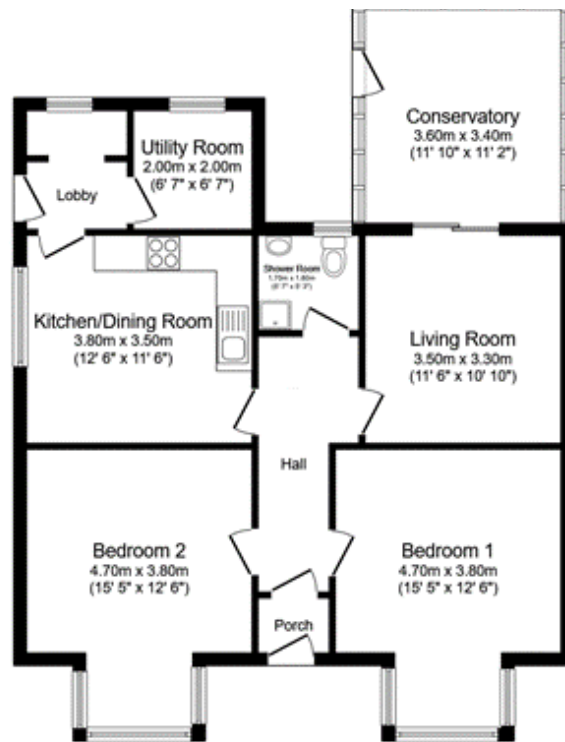












Floor Plan

Total floor area: 88.3 sq.m. (950 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN / DINING ROOM	3.80 X 3.50	LIVING ROOM	3.50 X 3.30
CONSERVATORY	3.60 X 3.40	BEDROOM 1	4.70 X 3.80
BEDROOM 2	4.70 X 3.80	SHOWER ROOM	1.70 X 1.60

MILLER GERRARD

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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