

Simple Approach



Coshievile, 24 Causewayend, Blairgowrie

Perthshire PH13 9DT

Offers over £129,950

Simple Approach are delighted to bring this 4 bedroom terraced house in the heart of Coupar Angus to the Perthshire market. The property is set on a substantial plot of ground with a private garden, separate vegetable patch and parking for two cars. There is also a two storey, mains powered outbuilding/workshop. This property must be seen to appreciate all that is on offer. This great family home boasts feature fireplaces, a spacious dining room flowing through to a very well planned out kitchen and 4 bedrooms (master en-suite) perfect for any growing family. The property is conveniently located for local shops which are just minutes away and is perfectly situated for easy access to both Perth and Dundee. Coshieville absolutely must be viewed in order to appreciate the property in its entirety.

Lounge

14'10" x 15'0" (4.53 x 4.59)

Kitchen

6'5" x 10'6" (1.96 x 3.21)

Dining Room

10'9" x 14'7" (3.29 x 4.46)

Bedroom One

10'0" x 14'7" (3.06 x 4.45)

En-Suite

5'4" x 4'0" (1.64 x 1.23)

Bedroom Two

11'4" x 10'4" (3.46 x 3.16)

Bedroom Three

7'1" x 9'1" (2.17 x 2.78)

Bedroom Four

9'0" x 9'5" (2.75 x 2.88)

Family Bathroom

7'0" x 7'2" (2.15 x 2.19)

Outbuilding

15'0" x 17'8" (4.58 x 5.39)

External

This ideal family home comes with two storey mains powered workshop along with a private back garden and parking for two cars.

Location

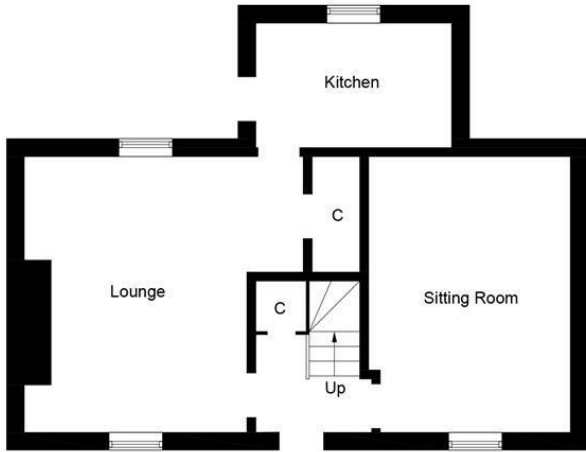
Coupar Angus is just 4 miles from Blairgowrie and within easy commuting distance to Dundee and Perth. The property is within easy walking distance of local amenities including shops, doctor's surgery and primary school. Secondary schooling is also available in Blairgowrie. The location is well served with local buses to surrounding areas.





- Large Mains Powered Outbuilding/Workshop
- Private Parking For Two Cars
- 4 Good Size Bedrooms With Master En-Suite
- Traditional Features
- Modern Decoration
- Very Well Maintained Throughout





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland EU Directive 2002/91/EC		