Simple Approach

Estate Agents

11 Hill Garden, Blairgowrie
Perthshire PH13 9AX

Offers over £69,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Simple Approach are pleased to bring this 2 bedroom ground floor flat to the Perthshire market. With sought-after features such as gas central heating, private gardens to the front and back, its own private entrance and a stunning modern kitchen, this property is the perfect purchase for any buyer looking for a great home in a peaceful location without compromising locality to all nearby amenities. Set in the heart of Coupar Angus this property is within walking distance to the town centre and the local Primary School, as well as being well located for commuting to Perth and Dundee. Viewing is essential to appreciate the space on offer as well as other fantastic features not commonly found with flats.

Lounge
15'5" x 12'3" (4.72 x 3.75)

Entrance Hallway
12'4" x 4'0" (3.77 x 1.23)

Bathroom
6'5" x 4'11" (1.97 x 1.51)

Bedroom
13'6" x 11'6" (4.14 x 3.53)

Bedroom 2
9'6" x 13'7" (2.92 x 4.16)

Kitchen
10'1" x 7'9" (3.08 x 2.37)

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- Ground Floor Flat
- Bright and Spacious Property
- Gas Central Heating and Double Glazing
- 2 Good Sized Bedrooms
- Modern Bathroom and Kitchen
- Front and Rear Garden
- Close To All Local Amenities and Transport Links To Dundee And Perth

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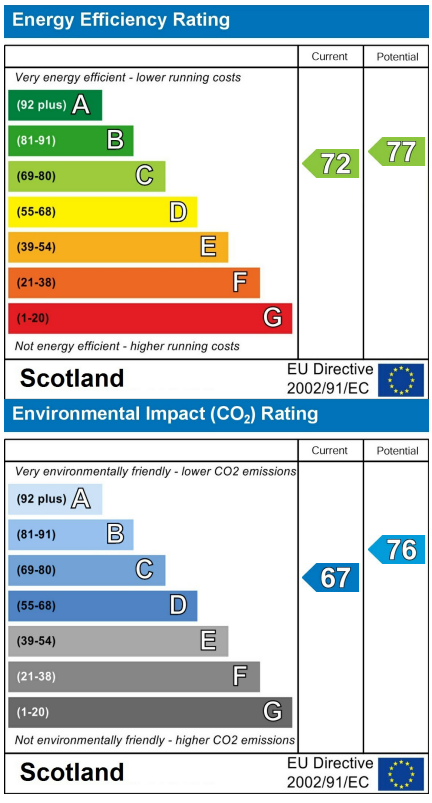

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