

Simple Approach



**1 Flat 4 Calton Street, Blairgowrie  
Perthshire PH13 9BJ**

**Offers over £49,950**

Simple Approach are pleased to bring this very well presented, two bedroom flat in Coupar Angus to the Perthshire market. This property could not be better situated to take advantage of all amenities found just seconds away and is the perfect purchase for any buyer looking for a great home in a peaceful location. Set in the heart of Coupar Angus this property is within walking distance to the town center and the local Primary School, as well as being well located for commuting to Perth and Dundee. The property comes to the market in good move in condition throughout, with a good sized kitchen, two sizable bedrooms and a bright spacious living room area. This property also further benefits from a garage suitable for one car. This property lends itself to a wide range of buyers and is the ideal purchase for any first time buyer, investor looking for a well-located home. Viewing is absolutely essential to appreciate the overall fresh look of the property on offer.

**Bedroom 1**

12'11" x 9'1" (3.95 x 2.78)

**Bedroom 2**

12'5" x 7'7" (3.81 x 2.32)

**Entrance Hallway**

6'3" x 5'11" (1.91 x 1.82)

**Livingroom**

12'11" x 11'6" (3.96 x 3.53)

**Kitchen**

6'8" x 9'9" (2.04 x 2.99)

**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.

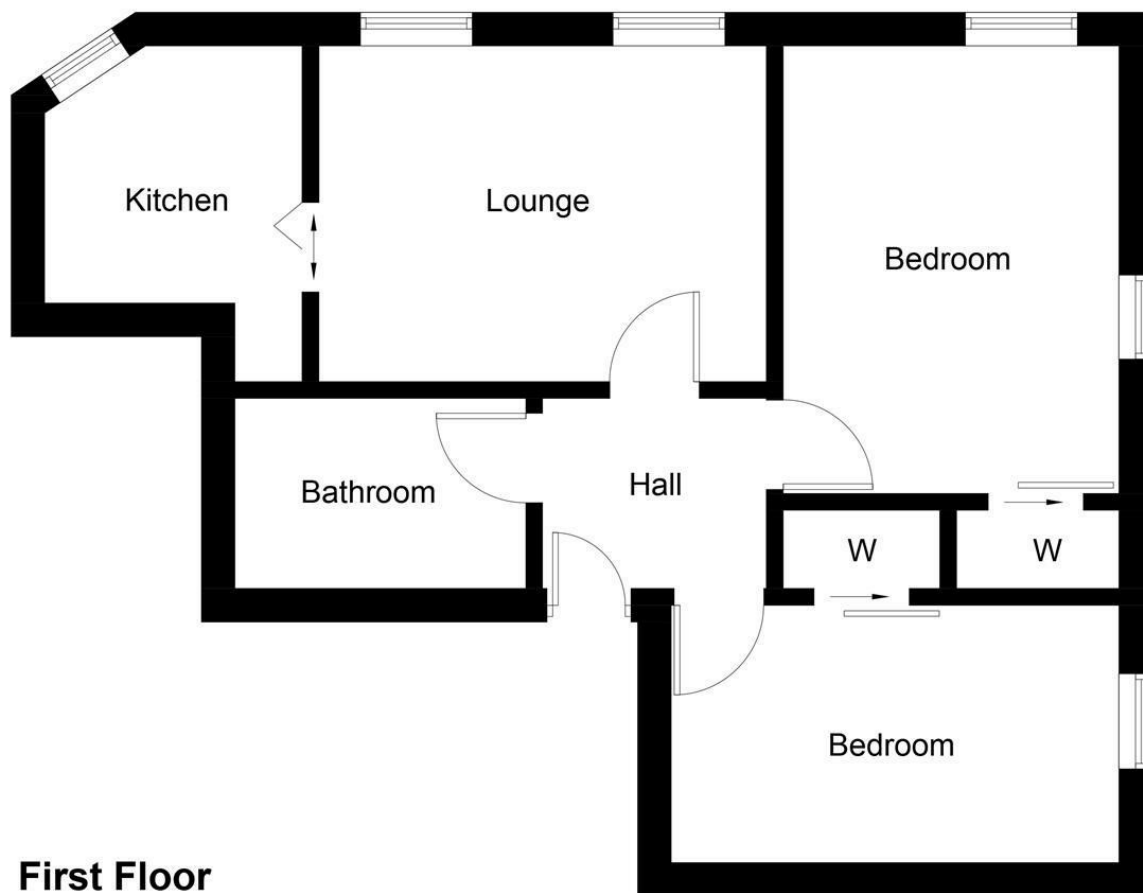
Secondary schooling is also available in Blairgowrie. The location is well served with local buses to surrounding areas.





- Well Presented Flat Throughout
- Property Has A Garage
- Two Sizable Bedrooms
- Bright Spacious Livingroom Area
- Close To All Local Amenities
- Sought After Location





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		