

Simple Approach



**2 St. Helens Place, Blairgowrie
Perthshire PH13 9EA**

Offers over £197,000

Simple Approach are delighted to bring this 4 bedroom terraced house in the heart of Coupar Angus to the Perthshire property market. The property is set on a substantial plot of ground with a stunning private rear garden. This property must be seen to appreciate all that is on offer. This great family home comprises of a fitted kitchen, bright lounge with doors leading out to the private south facing garden, a separate spacious sitting room, 4 double bedrooms, a family bathroom and an additional shower room which is 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. 2 St Helens Place is an absolute must be view in order to appreciate the property in its entirety.

Front Lounge

10'9" x 12'9" (3.29 x 3.90)

Kitchen

11'10" x 6'6" (3.61 x 1.99)

Entrance Vestibule

4'9" x 3'2" (1.47 x 0.98)

Entrance Hallway

12'2" x 3'2" (3.73 x 0.99)

Bedroom 1 (downstairs)

14'9" x 9'11" (4.50 x 3.03)

Rear Lounge

14'0" x 15'8" (4.28 x 4.78)

Bathroom 1

10'6" x 5'9" (3.21 x 1.76)

Bedroom 2

16'11" x 10'0" (5.16 x 3.05)

Bedroom 3

10'11" x 16'9" (3.35 x 5.11)

Bedroom 4

11'7" x 13'3" (3.54 x 4.04)

Bathroom 2

15'7" x 6'0" (4.77 x 1.84)

Location

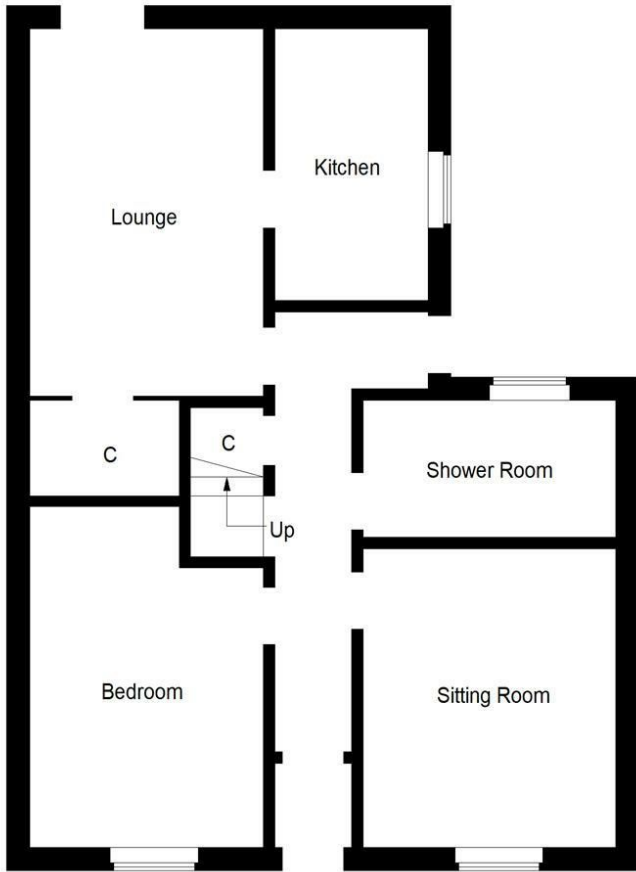
Coupar Angus is just 4 miles from Blairgowrie and within easy commuting distance to Dundee and Perth. The property is within easy walking distance of local amenities including shops, doctor's surgery and primary school. Secondary schooling is also available in Blairgowrie. The location is well served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



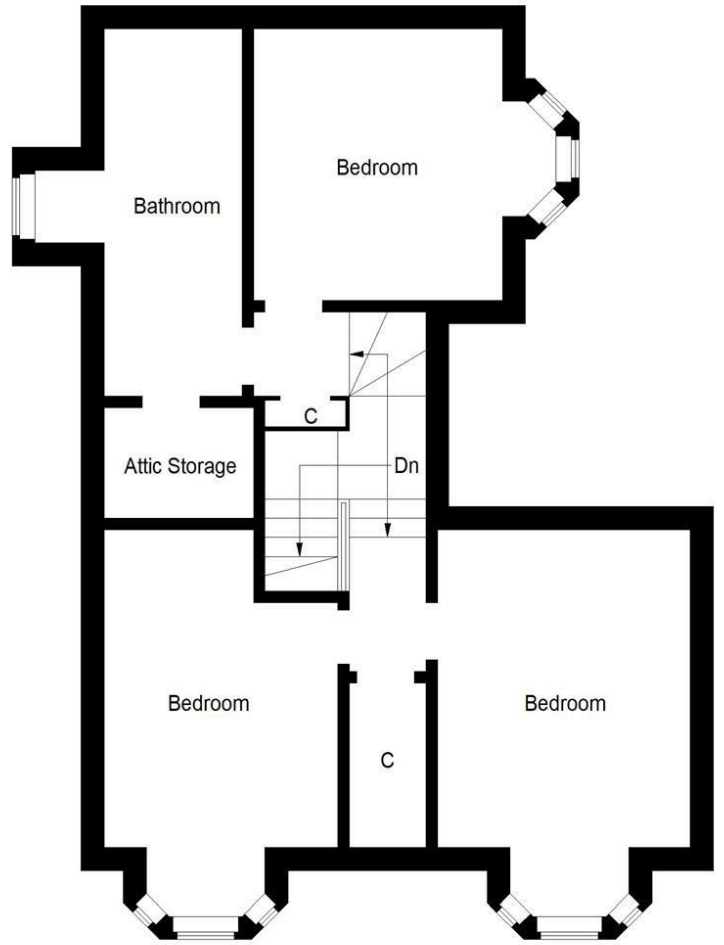


- Large 4 Bedroom House
- Well Maintained Property Throughout
- Gas Central Heating And Double Glazing
- Mature South Facing Garden
- Close To All Local Amenities
- On Street Parking
- Bathroom And Separate Shower Room
- Bright and Spacious





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(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		83
(81-91) B		
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC