

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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Flat 2, 1 Athole Street, Coupar Angus PH13 9AA

- First Floor Maisonette
- Lounge
- Kitchen Dining & Utility Room
- 2 Double Bedrooms with Fitted Wardrobes
- Bathroom with Shower
- Gas Central Heating
- Partial Double Glazing, EPC E
- Character Home
- Roof Garden
- Central Location

Fixed Price £79,950 (Home Report Value 85K)

This beautifully presented, main door first floor maisonette apartment is situated in the heart of the town centre within easy walking distance of all local amenities and services. Coupar Angus offers a broad cross section of social, leisure and consumer facilities, and is conveniently placed for commuting to Dundee and Perth.

The property offers deceptively spacious accommodation over two floors and is in good decorative order. The subjects benefit from gas fired central heating, part double glazing, a large dining size kitchen with separate utility, bathroom with shower, and two spacious double bedrooms, both with fitted wardrobes.

An added attraction is the roof garden which is screened and has decking. This is a unique, and individual home of character which must be viewed to fully appreciate.

Entrance Hall: Attractive original staircase and balustrade to first floor landing.

First Floor Landing: Skylight roof window providing natural light. Decorative shelving. Original staircase to the upper floor.

Lounge: Approx. 4.47m x 4m. An excellent size public room. Double glazed windows to front.



Kitchen/ Dining:

Approx. 4m x 4.62m. Another bright and spacious public room, with two clearly defined areas. Kitchen fitted with base and high level storage units. Slot in electric cooker. Tiled to splash back. Downlighters. Space for a large table and chairs. Recess display alcove. Secondary glazed window to front. Door to utility room.

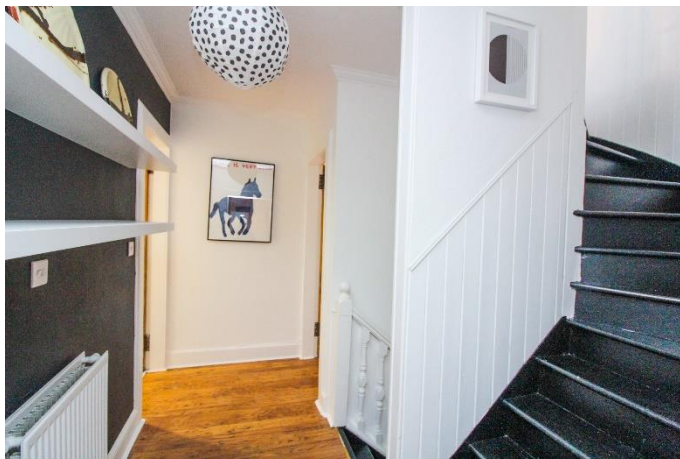


Utility Room:

Approx. 2.34m x 1.84m. Sash and case window to front. Stainless steel sink and drainer. Shelved storage cupboard. Power points. Ample space for appliances. Cupboard housing hot and cold water tanks. Wall mounted gas central heating boiler.

Bathroom:

Approx. 2m x 2.87m. Three piece white suite comprising traditional sink, bath, and WC. Shower over bath with shower screen. Part tiled. Shelved storage cupboard.



Upper Floor Landing:

Skylight window. Natural wood flooring. Power points. Space for small desk. Split pane glazed door to roof garden.

Bedroom 1:

Approx 3.95m x 3.45m. Spacious double bedroom. Double glazed window to front. Built in window seat. Natural wood flooring. Walk in wardrobe with skylight window and cloak rail.





Bedroom 2:

Approx. 4.2m x 3.46m. Another spacious double bedroom. Double glazed window to front. Natural wood flooring. Walk in wardrobe with shelving and skylight window.

Roof Garden:

Charming outdoor space accessed from doorway from second floor landing. Screened. Decking.



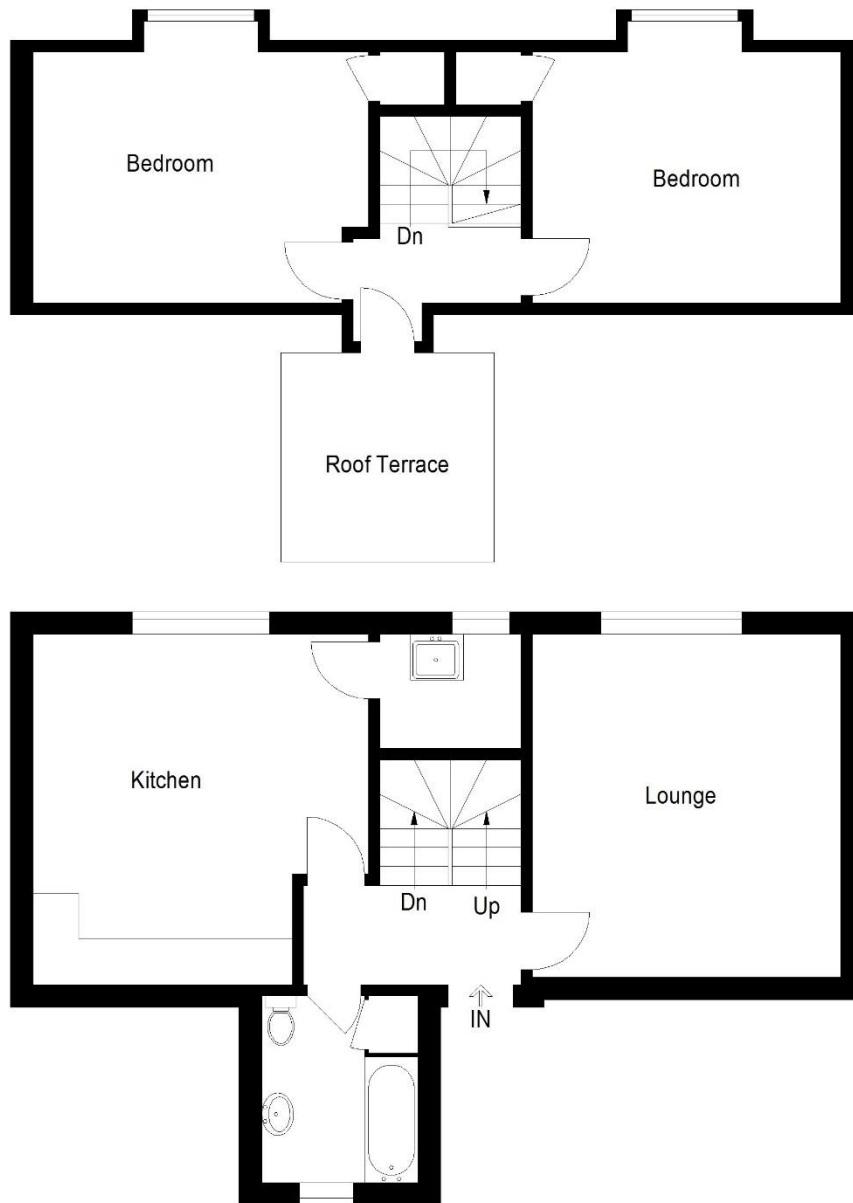


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Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE
 Tel: 01307 464443 • Fax: 01575 520229
forfar@taysidepropertyonline.com

Dundee Office:

7 Ward Road, Dundee, DD1 1LP
 Tel: 01382 200411 • Fax: 01382 203033
dundee@taysidepropertyonline.com