



**2 TREMONT PLACE, CAUSEWAYEND,
COUPAR ANGUS, PH13 9DT
OFFERS OVER £50,000**



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HOME REPORT VALUATION £50,000

EPC RATING D



This spacious one bedroom ground floor flat is located within the popular village of Coupar Angus in Perthshire. Renowned for its rich history and picturesque setting, the property is within walking distance to a number of local amenities and offers the perfect blend of quiet countryside living whilst maintaining easy access to the surrounding cities of Dundee and Perth.

The property opens to a front vestibule which is fitted with carpet tiles and leads into the lounge. The spacious lounge is located to the front of the property and is fitted with carpet and features an electric fire with stone surrounding. The lounge also has a large alcove with both shelving and cupboard space below. The kitchen features a large window which provides an abundance of natural light and is fitted with modern white base units with dark countertops. The kitchen also has a freestanding gas cooker and fridge as well as space for additional white goods. The room is spacious and allows for a dining area and also features a door to access the rear of the property.

The double bedroom benefits from a large window and plenty of storage space including 2 large built-in wardrobes and a separate alcove with built in drawers. The room is fitted with carpet flooring, radiator and curtains. The modern shower room has large shower cubicle with gas powered shower and wet wall. The room also includes a white wash hand basin and WC. The shower room is finished with a mirror over the sink, heated towel rail and a linen cupboard.

The property benefits from a private garden area with patio and lawn to the rear, and has use of a communal drying green.

This property is in need of renovation and modernisation which is reflected in the valuation. Early viewing is recommended.



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1145596)



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