



Flat 1R The Cross, Coupar Angus, PH13 9DA  
Offers over £53,000



# Flat 1R The Cross Coupar Angus, PH13 9DA

- Two-bedroom maisonette over two levels
- Bright and spacious living room
- Open-plan kitchen with good storage
- Built-in storage in bedrooms
- Freshly painted throughout
- Central location in Coupar Angus
- Feature stone fireplace
- Ground floor bathroom
- Excellent refurbishment potential
- Ideal for first-time buyers or investors

Flat 1R, The Cross is a characterful and well-proportioned two-bedroom maisonette set in a central position within the charming town of Coupar Angus. Offering generous accommodation over two levels, the property presents an excellent opportunity for first-time buyers, investors, or those seeking a project to modernise and add value.

The entry floor features a bright and spacious living room, enhanced by a large front-facing window and a traditional stone fireplace that adds a focal point to the space. The open-plan kitchen area sits adjacent, offering ample storage and workspace with scope for upgrading to suit modern tastes. A conveniently located shower room completes the lower level. Upstairs, the property comprises two well-sized bedrooms, both benefiting from natural light and built-in storage. The upper floor also offers charming coombed ceilings, adding character to the home. While the property would benefit from refurbishment, it offers fantastic potential and a flexible layout. Positioned within walking distance of local amenities, this is an appealing opportunity to create a comfortable home or rental investment in a convenient location.

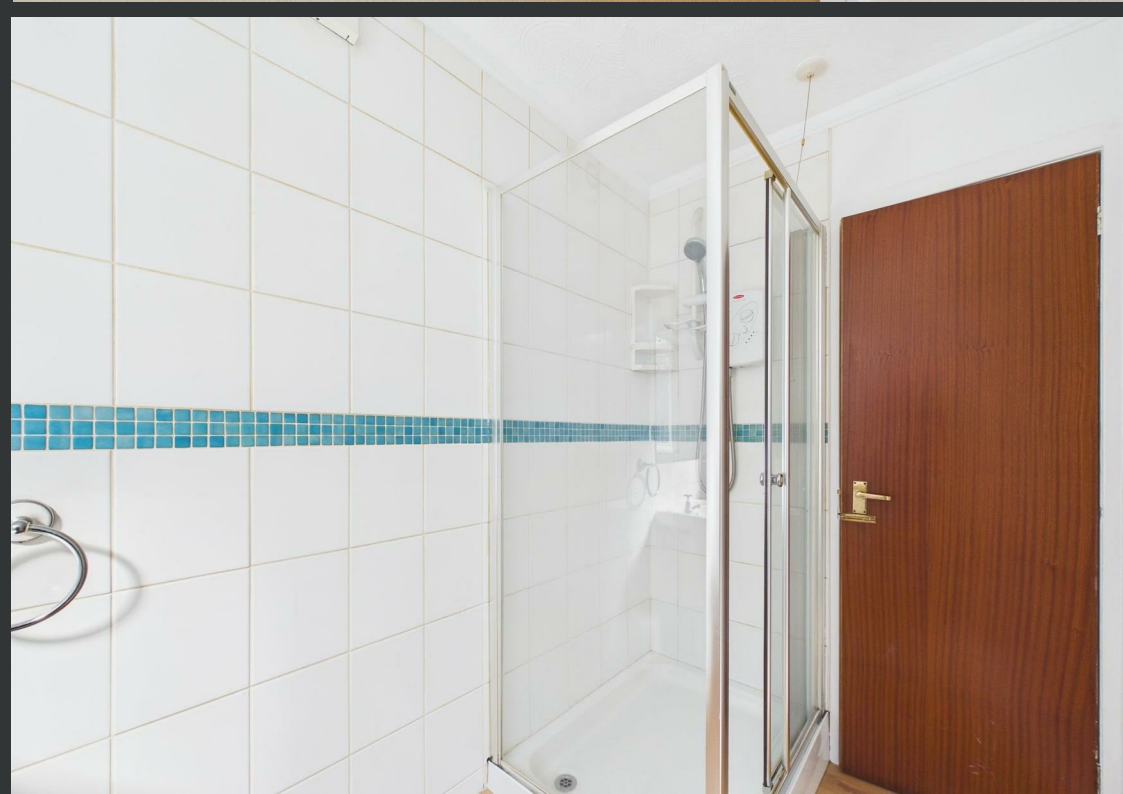
Offers over £53,000

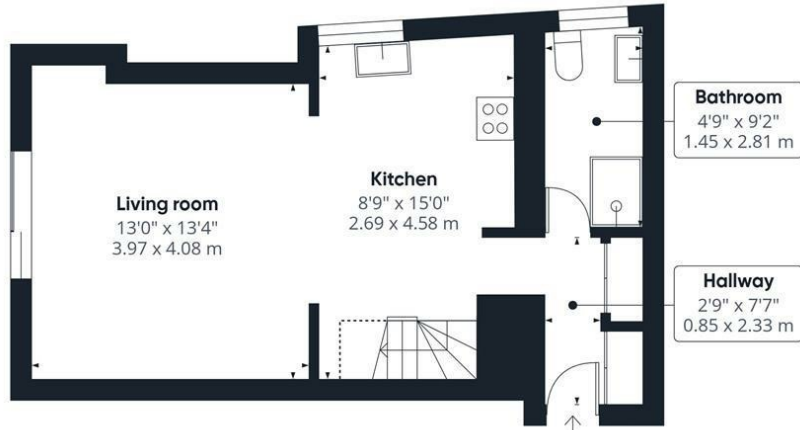




## Location

Coupar Angus is a well-connected Perthshire town offering a range of local amenities including shops, cafés, and primary schooling, all within easy walking distance of the property. The town provides convenient access to nearby Dundee and Perth, both reachable within approximately 20 minutes by car, making it ideal for commuters. Surrounded by attractive countryside, the area offers a variety of outdoor pursuits including walking, cycling, and fishing. Public transport links are readily available, and nearby larger towns provide further retail, leisure, and educational facilities. Overall, Coupar Angus combines small-town charm with excellent accessibility to key destinations.





Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

648 ft<sup>2</sup>  
60.2 m<sup>2</sup>

Reduced headroom

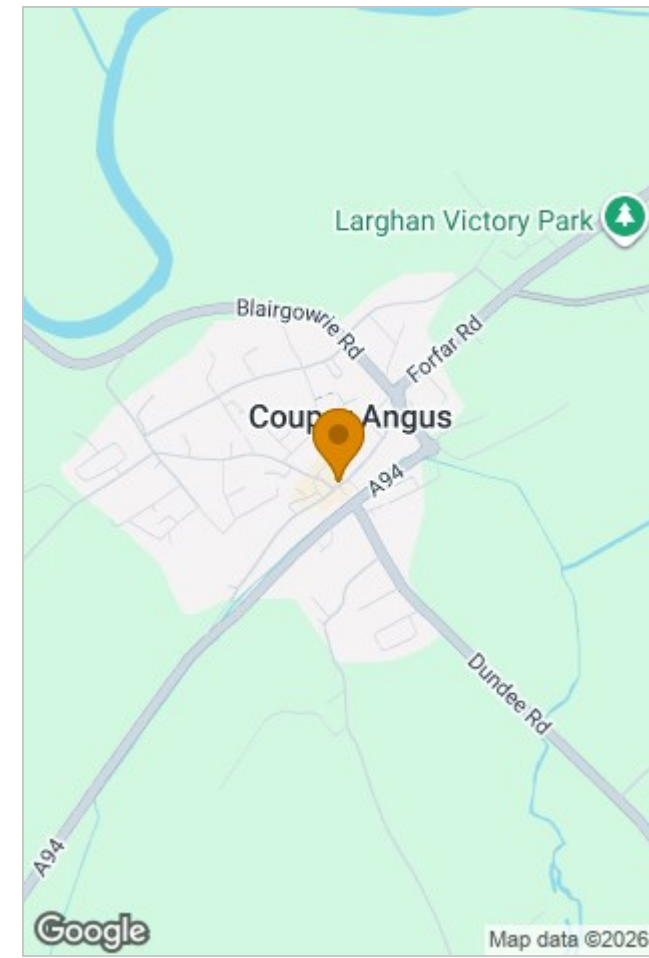
33 ft<sup>2</sup>  
3.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

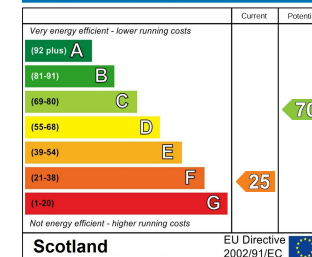
Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

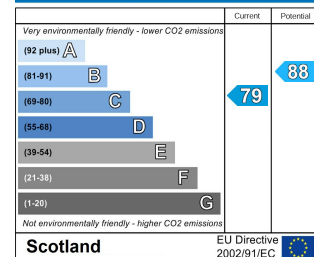
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

