



28 Causewayend, Blairgowrie, PH13 9DT
Offers over £87,950





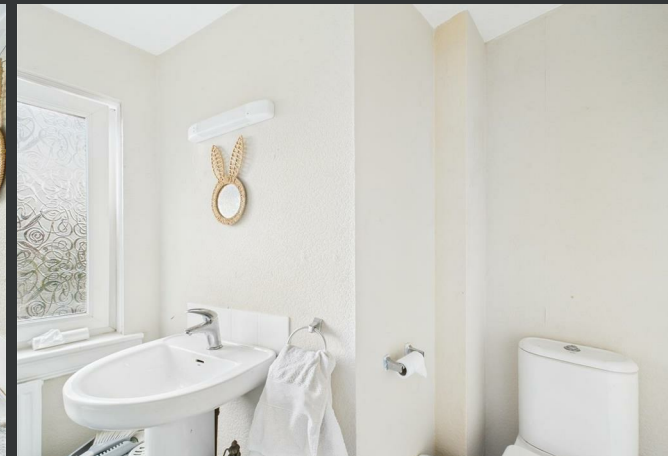
28 Causewayend Blairgowrie, PH13 9DT

- Charming one-bedroom cottage
- Modern fitted kitchen with rear garden access
- Contemporary bathroom with shower over bath
- Double glazing and gas central heating
- Move-in condition throughout
- Spacious and bright living room with fireplace
- Large double bedroom with built-in storage
- Private enclosed area of rear garden
- Quiet residential street in the town centre
- Ideal for first-time buyers or downsizers

Charming and full of character, 28 Causewayend is a delightful one-bedroom cottage located in the heart of Coupar Angus. This well-presented home offers comfortable living with generous space, bright interiors, and a private garden. Perfect for first-time buyers, downsizers, or those looking for a peaceful retreat.

The entrance hallway opens into a bright and welcoming living room with dual-aspect windows, a feature fireplace, and plenty of room for both seating and dining. The kitchen sits to the rear, fitted with wall units, ample worktop space, and access to the shared garden. The layout creates an easy flow and a comfortable space for everyday living. Upstairs, the large bedroom is beautifully proportioned and offers plenty of space for furniture along with built-in storage. The bathroom includes a three-piece suite with a shower over the bath and a frosted window for natural light. Outside, the private area of rear garden is fence enclosed for privacy, with a shared drying green which is mainly laid to lawn. The property also benefits from gas central heating and double glazing. With its combination of charm, space, and convenience, this cottage makes a fantastic home in a friendly, well-connected community.

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Location

Located in the centre of Coupar Angus, this home enjoys a peaceful setting while being close to all local amenities. The town offers a good range of shops, cafes, a primary school, and regular bus services. Nearby Blairgowrie and Perth provide further shopping and leisure options, both within easy reach by road. Surrounded by beautiful countryside, Coupar Angus offers walking and cycling routes, as well as easy access to the A94 for commuting to Dundee and beyond. This charming town combines a relaxed pace of life with excellent transport links, making it a desirable and convenient place to live.







Ground floor



Floor 1



Approximate total area⁽¹⁾

648 ft²
60.3 m²

Reduced headroom

7 ft²
0.6 m²

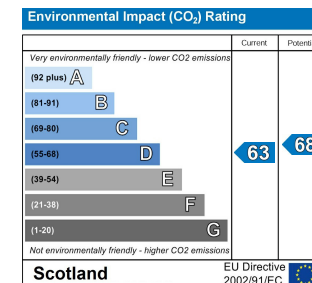
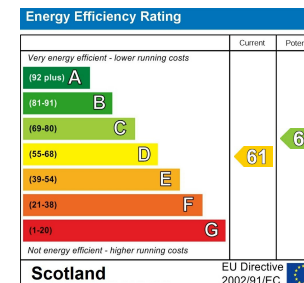
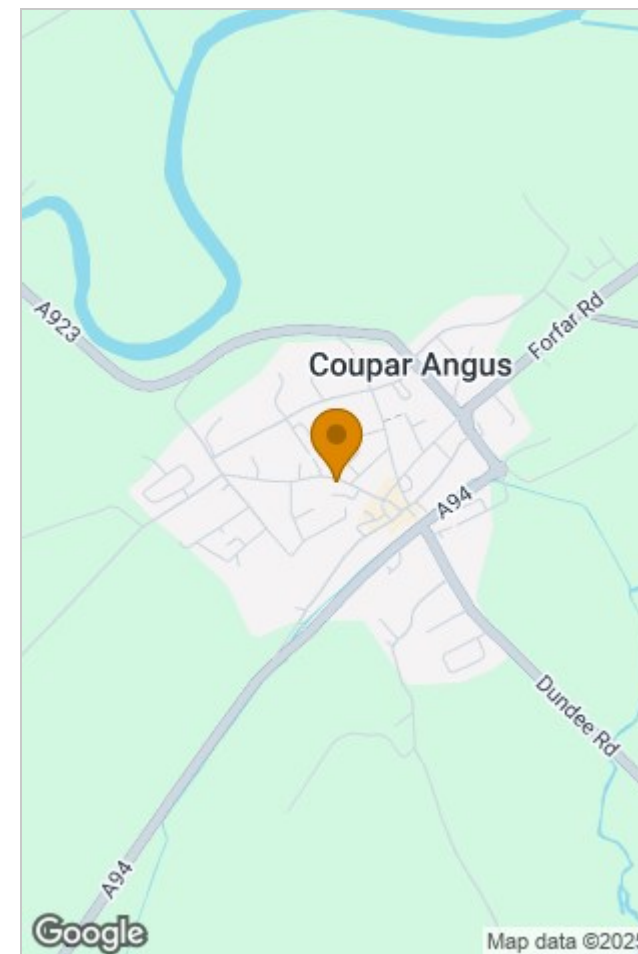
(1) Excluding balconies and terraces.

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.

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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.

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