



28 Abbey Gardens, Coupar Angus, PH13 9EN
Offers over £218,500

 3  2  2  C



28 Abbey Gardens Coupar Angus, PH13 9EN

Offers over £218,500

- Spacious detached bungalow
- Lounge & dining room
- Good storage space
- Off-street parking & garage
- Move-in condition
- 3 bedrooms 1 en-suite
- Generous garden grounds
- Gas central heating
- Modern double glazing
- Peaceful cul-de-sac

CLOSING DATE SET FOR WEDNESDAY 21ST JULY AT 12NOON

This bright and spacious bungalow is presented in move-in condition and enjoys a very peaceful position within a quiet cul-de-sac. The well-proportioned accommodation is further complimented by a good amount of storage space including a large loft with power and lighting. If desired, it would be easy to reconfigure the current layout or indeed extend the property to the side, rear or into the loft - subject to the necessary permissions being obtained.

The property is entered into a vestibule which leads in to the impressive lounge offering floor space for a range of furniture. Off the lounge is a formal dining room which then gives access into the kitchen which is fitted with an excellent amount of base and wall units. There is also a separate utility room. A central hallway gives access to a modern shower room and the three bedrooms with the master bedroom also featuring an en-suite shower room.

To the front of the property there is an area of lawn with some colourful plants to the borders and a driveway leading to the good-size garage. The garden to the rear is incredibly private and has been designed for ease of maintenance. It features some stone chips, mature plants and shrubs, some pleasant seating areas and a lovely timber summer house complete with power and lighting.

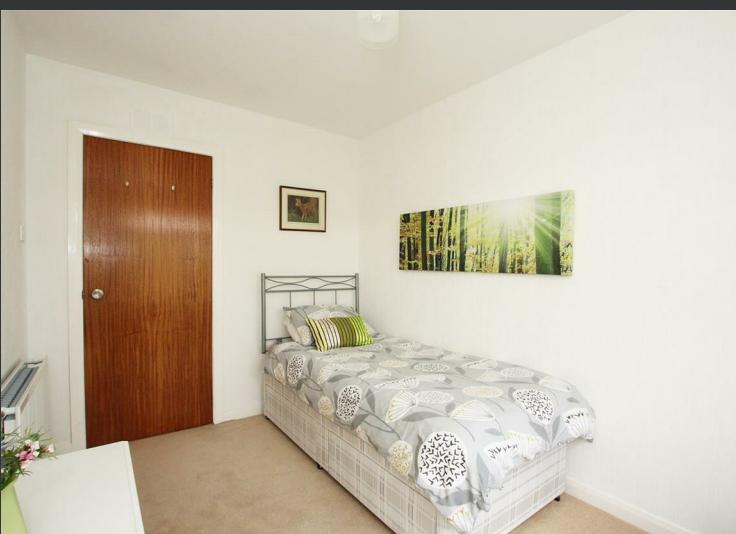
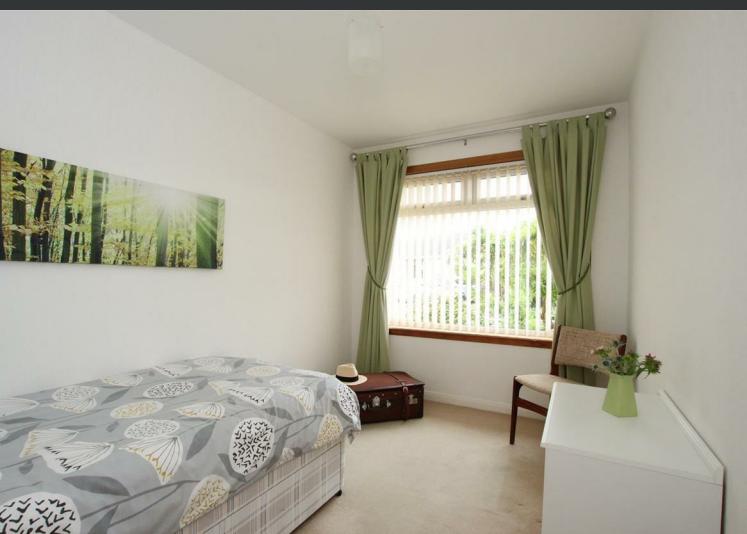


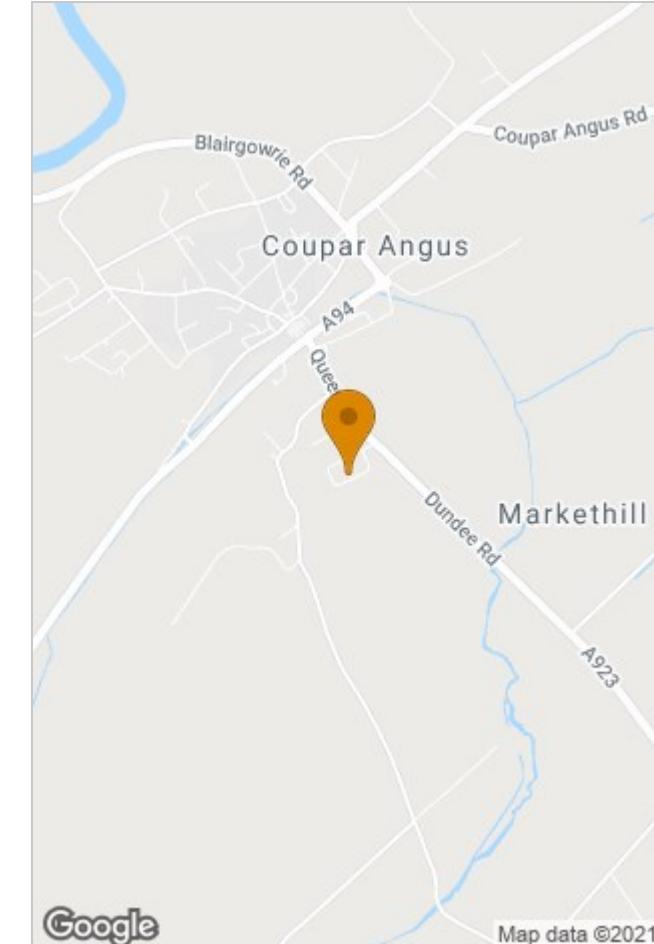
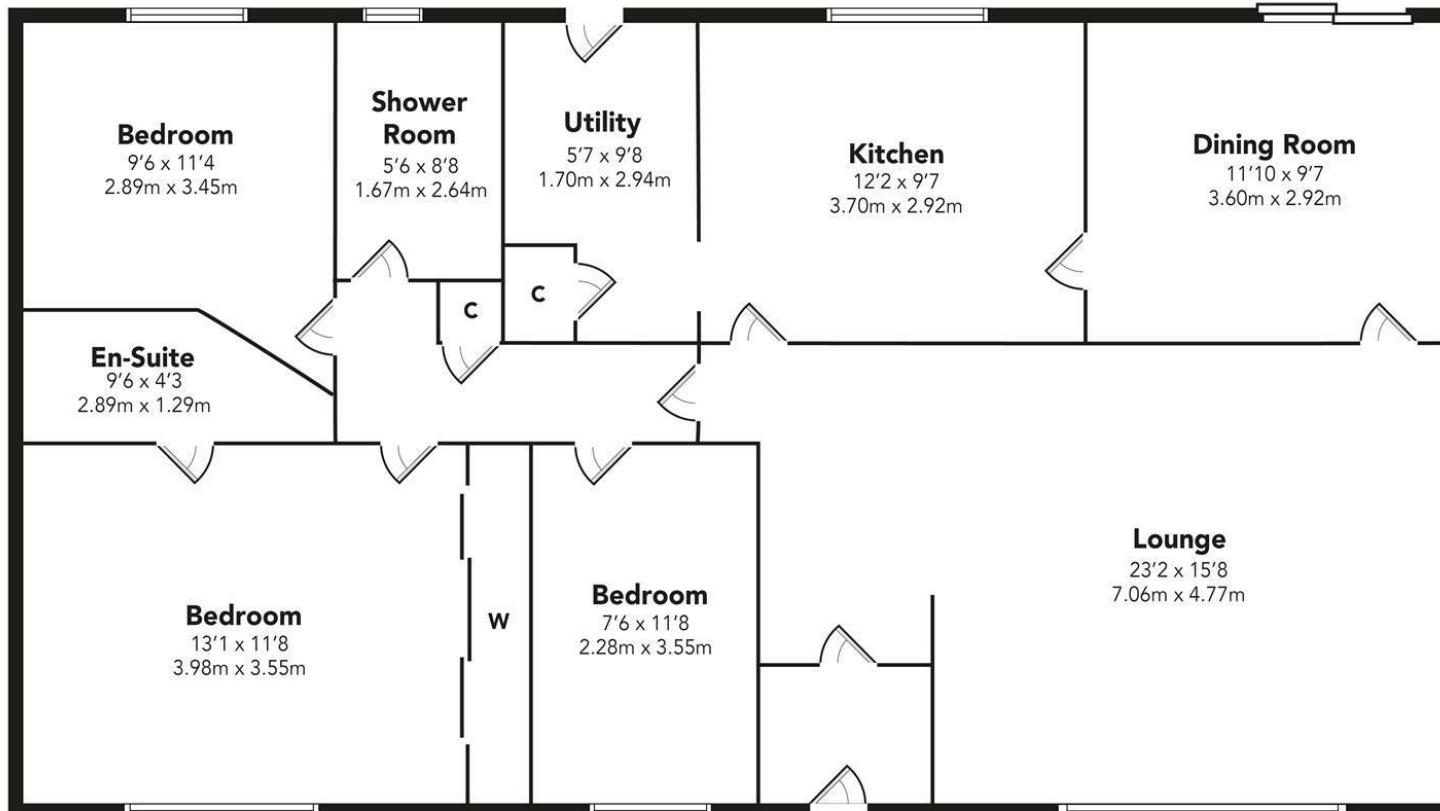


Location

The property is ideally located in a desirable cul-de-sac on the outskirts of the historic town of Coupar Angus where you will find an array of good local amenities including schools, cafes, shops and many pleasant countryside walks. The town is just 4 miles from Blairgowrie, 12 miles from Perth and 14 miles from Dundee, making it an ideal location for commuting.







Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

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.