



# 6 Precinct Street

Coupar Angus, Perth And Kinross, PH13 9DG

















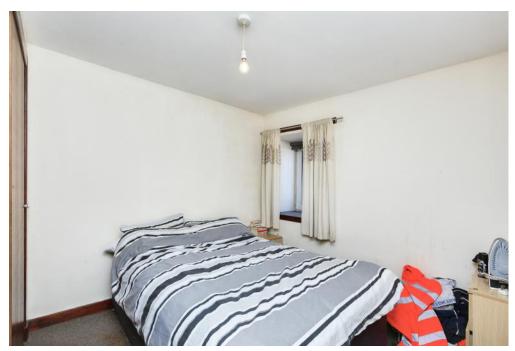
### Summary

Offering an ideally proportioned and easily manageable home for first-time buyers, professionals, couples, downsizers, and rental investors alike, this one-bedroom ground-floor flat is situated on an established street in Coupar Angus. Coupar Angus is home to good amenities such as shops for everyday essentials, a primary school, bus and road links connecting across the county, and scenic open spaces, as well as being surrounded by countryside.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.

### Features

- Ground-floor flat in Coupar Angus
- Hallway with built-in storage
- Spacious living room
- Bright fitted kitchen
- Double bedroom with built-in wardrobe
- Bathroom with shower-over-bath
- Access to a shared garden
- Unrestricted on-street parking
- Electric heating and double glazing









# Floorplan

### Ground Floor Approx. 43.6 sq. metres (469.3 sq. feet) Bedroom 10'11" x 9'2" 3.33 x 2.80m Living Room 14'9" x 11'6" 4.50 x 3.51m Bathroom 7'0" x 5'11" Kitchen 2.13 x 1.81m 11'6" x 6'7" 3.50 x 2.00m

Total area: approx. 43.6 sq. metres (469.3 sq. feet)

# **Thorntons** The right way to move



## Our Branches

#### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA 01333 310481 anstrutherea@thorntons-law.co.uk

#### **ARBROATH**

165 High Street, Arbroath, DD1 1DR 01241 876633 arbroathea@thorntons-law.co.uk

#### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA 0131 663 7135 bonnyriggea@thorntons-law.co.uk

#### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD 0131 297 5980 edinea@thorntons-law.co.uk

#### CUPAR

49 Bonnygate, Cupar, KY15 4BY 01334 656564 cuparea@thorntons-law.co.uk

#### DUNDEE

Whitehall House, 33 Yeaman Shore Dundee DD1 4BJ 01382 200099 dundeeea@thorntons-law.co.uk

#### **FORFAR**

53 East High Street, Forfar, DD8 2EL 01307 466886 forfarea@thorntons-law.co.uk

#### MONTROSE

55 High Street, Montrose, DD10 8LR 01674 673444 montroseea@thorntons-law.co.uk

#### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA 01738 443456 perthea@thorntons-law.co.uk

#### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR 01334 474200 standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



