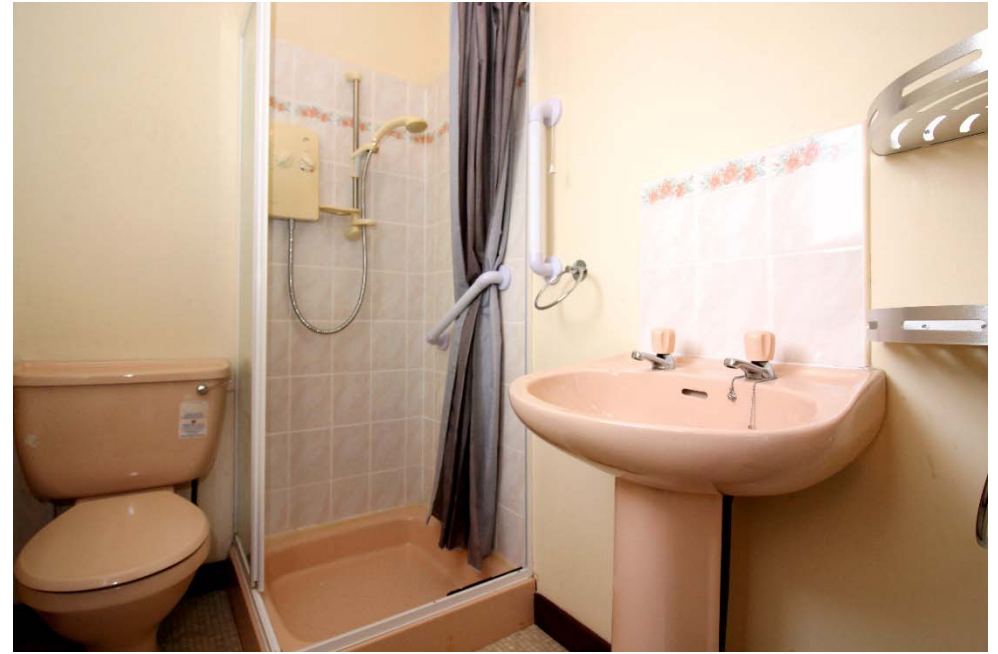




FOR SALE – 9 CADDAM PLACE, COUPAR ANGUS, PERTHSHIRE PH13 9EG - OFFERS OVER £115,000 - EPC D
ADAMS PROPERTY – Tel: 0131 443 4436 or 07719 855856 Email: david@adams-property.co.uk



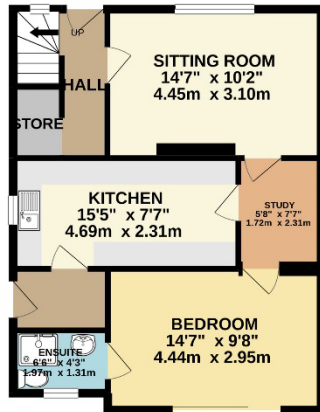




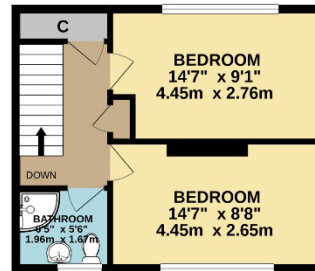




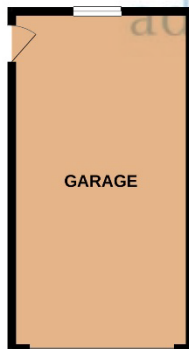
GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



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9 CADDAM PLACE, COUPAR ANGUS, PH13 9EG

TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Viewing by appointment only
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Email: david@adams-property.co.uk

Website: www.adams-property.co.uk

DESCRIPTION: Located just a short walk from the town centre, this three bedroom, semi-detached villa and former Council house has been extended and improved over the past. Downstairs there is a spacious sitting room, a study, fitted kitchen and en suite bedroom. Upstairs are two double bedrooms, family shower room and loft. Outside to the rear is a paved rear garden area, a modern single garage and timber shed. To the front is a gravelled garden area, suitable for parking. The house is fully double glazed and has modern gas central heating throughout. The property is available for immediate entry.

ENTRANCE & HALLWAY: A secure semi glazed UPVC door opens into the hall and stairs which are carpeted. Beneath the stairway is a deep storage area. An oak timber door to the left, opens to the sitting room.

SITTING ROOM: (4.45m x 3.10m) This bright and spacious room has a large picture window to the front. A log burning stove with back boiler (disconnected) sits in the original fireplace. An oak door opens into an area used as a study (1.72m x 2.31m) leading to the kitchen and bedroom extension.

KITCHEN: (4.69m x 2.31m) The kitchen has wooden wall and base units with wood block effect, laminate worktops. There is space for a gas or electric cooker with filter unit above. There is also space for fridge, freezer and washing machines. A window overlooks the side walkway and here there is a 1½ stainless steel sink and drainer. To the left, a door opens into a vestibule and half glazed door, leading to the rear garden.

EN SUITE BEDROOM: (4.44m x 2.95m) Situated to the rear and in the ground floor extension this bedroom has a fitted carpet and large sliding French windows opening to the garden. The en suite (1.97m x 1.31m) has a coloured suite, extractor fan and a shower enclosure with an electric Mira shower.

STAIRS & LANDING: Stairs lead up to the landing where there are two cupboards, one with a new combi boiler and attic with Ramsay ladders.

FAMILY SHOWER ROOM: (1.96m x 1.67m) Here there is a white suite and curved glass shower enclosure with electric shower. The walls have laminate wet wall from floor to ceiling, there is a window with frosted glass and a stainless-steel towel rail.

BEDROOMS 2 (4.45m x 2.76m) & 3 (4.45 x 2.65m): Both with double glazed windows, overlooking the front and rear.

GARDEN & EXTERIOR: The property sits in a quiet suburb just a short walk from the town centre and primary school. The front garden has been laid out with gravel to allow for private parking, although there is plenty of on street parking too. The side is also gravelled and a shared lane leads on to the rear. Here there is a small garden, drying area which is laid out with mono block paving. Adjacent to this is a coal/log store and a timber shed with power. There is also a large, modern single garage with electric door which opens onto the public lane to the rear and which allows access from the end of Caddam Place.

LOCATION: Caddam Place is part of Strathmore Avenue and adjacent to Caddam Road. Blairgowrie is 5 miles north of Coupar Angus whilst both Dundee and Perth are a 30 minute car or bus journey from the town.

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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