



**MML Law**

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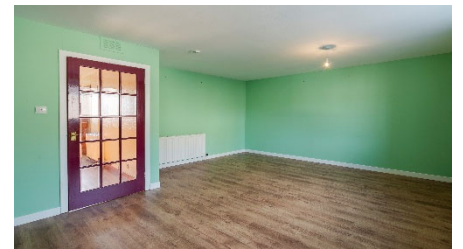
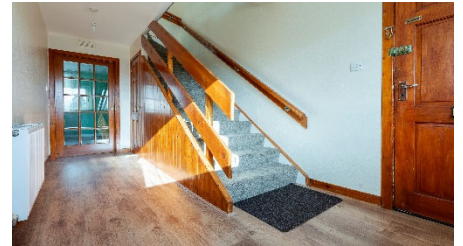
**01382 206000**

property@mmlaw.co.uk

**01382 206000 DUNDEE CITY | ANGUS | FIFE**

12C George Street, Coupar Angus, PH13 9DH

Offers Over  
£85,000



***"Spacious 2 Bedroom First Floor Masionette"***

Accommodation: Entrance Hallway, Lounge, Dining Kitchen, 2 Bedrooms and Bathroom, Gas Central Heating, Double Glazing and Garden.



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# 12C George Street, Coupar Angus, PH13 9DH

## Description

MML Law are pleased to bring to the market this main door spacious first floor maisonette situated within a traditional stone building in the heart of Coupar Angus.

The property is accessed through a shared close and comprises, Entrance Hallway with carpeted staircase to the upper floor.

On the lower level there is a Good sized lounge offering comfortable living space, dining kitchen with a range of wall and base mounted units, free standing cooker, washing machine and fridge freezer. Ample space for dining table and chairs.

On the upper level are two good sized double bedrooms, both benefitting from fitted wardrobes and bathroom with three piece suite and shower over the bath.

Benefits include double glazing, gas central heating and private garden ground.

An ideal first time buy or buy to let market.

## Outside

Private area of garden ground.

## Area

Coupar Angus has a good variety of local amenities including primary school and is well placed for easy access to nearby Blairgowrie, Forfar, Dundee and Perth.

## Viewing

By appointment through Solicitors on 01382 206000.

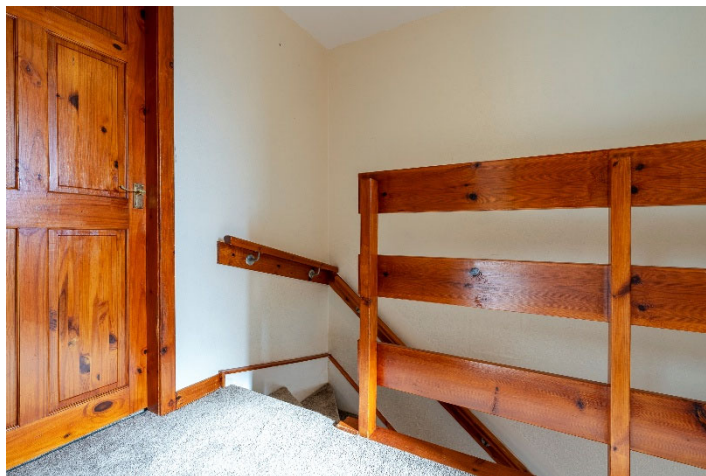


## Home Report

Contact Solicitors for a copy of the Home Report.

## Accommodation

Lounge	16'12" x 13'12"
Dining Kitchen	11'10" x 10'8"
Bedroom 1	17'6" x 9'12"
Bedroom 2	11'11" x 10'10"
Bathroom	6'9" x 6'9"



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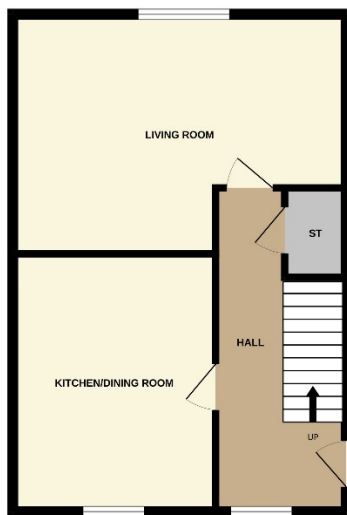


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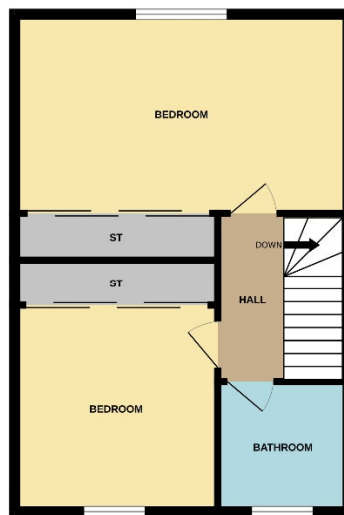
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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, 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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