



**Premier  
Properties**  
Perth



## St. Catherines Croft 14 Union Street, Blairgowrie, PH13 9AE Offers Over £345,000

 6  2  3  D

The exterior of the house boasts a traditional Victorian features, complemented by well-maintained front and back gardens that provide an ideal space for enjoying sunny afternoons or hosting gatherings with family and friends. Additionally, the property benefits from off-street parking, ensuring convenience and ease for residents and visitors.

Inside, the villa retains many of its original features, showcasing the character and charm that Victorian homes are renowned for. The spacious layout allows for versatile living arrangements, with plenty of room for both private and communal areas. Each bedroom offers a comfortable retreat, making it easy to unwind after a long day.

Located in the heart of Coupar Angus, this property is well-positioned to take advantage of local amenities, including shops, schools, and parks. The surrounding area is rich in history and natural beauty, providing a wonderful backdrop for family life.

This beautiful six-bedroom semi-detached Victorian villa is a rare find, combining spacious living with a picturesque setting. This property is sure to amaze, so do not miss the opportunity to make this charming house your new home.

- 6 spacious bedrooms
- Semi-detached Victorian villa
- Off-street parking available
- Front and back gardens
- Close to local amenities
- Charming period features
- Easy access to transport links
- Ideal for large families
- Viewing highly recommended



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	61		72
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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