



**Premier
Properties**
Perth



3 The Assembly Room George Street, Blairgowrie, PH13 9DH Offers Over £85,000

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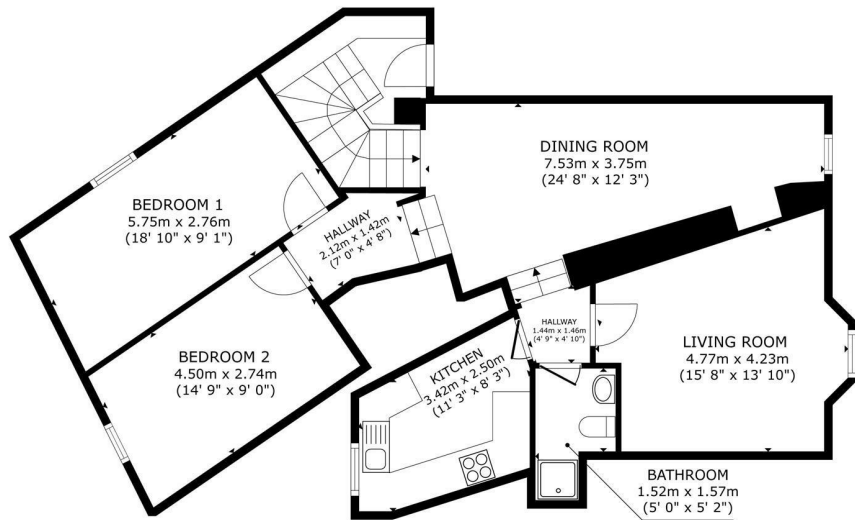
Upon entering the flat, you are greeted by a warm and inviting atmosphere. The spacious living area is the perfect for relaxation and entertaining, with ample natural light flooding through. There is a well-appointed kitchen is designed for practicality, offering sufficient space for culinary endeavours.

The property boasts two generously sized bedrooms, providing a peaceful retreat for rest and relaxation, each room is designed to maximise space and comfort, making it easy to personalise to your taste. The flat also benefits from a well-maintained bathroom, ensuring all your needs are met.

Coupar Angus is known for its friendly community and picturesque surroundings, making it an ideal location for those who appreciate a quieter lifestyle while still being close to the vibrant town of Blairgowrie. With its rich history and beautiful landscapes, this area offers plenty of opportunities for outdoor activities and exploration.

- 2 spacious bedrooms
- 1 bathroom
- On street parking
- Easy access to all amenities
- Comfortable living space
- Quiet residential area
- Viewing recommended





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



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