

# MILLER GERRARD

Solicitors and Estate Agents



## **STROMA, ABBEY ROAD, COUPAR ANGUS PH13 9DQ**

**A SUBSTANTIAL THREE BED DETACHED VILLA, SITUATED IN A POPULAR AND SECLUDED RESIDENTIAL AREA. THIS SPACIOUS PROPERTY IS PERFECTLY LOCATED PROVIDING EASY ACCESS TO THE LOCAL AMENITIES.**

- ENTRANCE VESTIBULE & HALL
- DINING ROOM / FAMILY ROOM
- CLOAK ROOM
- BOX ROOM / OFFICE SPACE
- GAS CENTRAL HEATING
- DRIVEWAY TO SINGLE GARAGE
- STONE OUTBUILDINGS
- COUNCIL TAX BAND 'D'
- LIVING ROOM
- REAR DINING KITCHEN
- THREE DOUBLE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- DOUBLE GLAZING
- GARDENS TO FRONT AND REAR
- EPC BAND 'D'
- HOME REPORT VALUE £295,000

**OFFERS OVER £ 295,000**

Miller Gerrard are delighted to bring to the market Stroma, Abbey Road, Coupar Angus PH13 9DQ. Stroma is a substantial Georgian style detached stone built villa, with spacious accommodation throughout, and which is located in a popular residential area of Coupar Angus providing easy access to the local amenities.

The property comprises large entrance vestibule and hallway, living room, dining room / family room, rear kitchen / dining room, cloak room, stairs to the first floor landing where there are three large double bedrooms and a box room which could be used as an office space, with a spacious family bathroom.

The property benefits from large public rooms, including many original features with high ceilings and deep skirtings, double glazing and gas central heating. There are large garden grounds to the front of the property, with a private driveway to a single garage, rear gardens with drying area, patio area, several external stone built outbuildings and a greenhouse.

The property enters into the large entrance vestibule, with dado rail and feature tiled floor which extends into the hallway. A glass door with noticeable stained glass insert leads to the generously proportioned hallway with coving, carpet and feature staircase with decorative balustrade and under-stairs storage cupboard.

**Living Room:** Located to the right with dual aspect windows fitted with blinds and curtains and decorative shutters. There is decorative cornicing, a fitted carpet, deep skirtings, a tiled fireplace with gas fire, and an Edinburgh press with double door and shelving.

**Dining Room / Family Room:** This spacious room runs from the front to the rear of the property, and is separated by an archway providing an open plan formal dining area to the front, with the option of a breakfasting area, office space or family room to the rear. There are dual aspect windows, with the window to the rear fitted with sliding doors at the bottom providing additional storage. There is a fitted carpet, deep skirtings, coving and an Edinburgh press with shelving, and a fireplace with decorative tiles, white mantle and electric fire.

**Kitchen / Dining:** This well proportioned room comprises a range of both floor standing and wall mounted kitchen cabinets with contrasting work surfaces and tiling behind. Included in the sale is the dishwasher and washing machine. There is a stainless steel sink at the window, a large pulley, a floor standing combi boiler and a sliding door which leads to a unique walk in pantry with shelving and window, with an additional built-in storage cupboard. A doorway off leads to a rear vestibule with door to the garden, and sliding door to a cloakroom with WC and window.

The carpeted stairs with elegant turn and large feature window lead to the spacious first floor landing.

There are three double bedrooms:

**Bedroom One (RHS) from front:** With fitted carpet, window with decorative shutters blinds and curtains, coving, open fireplace and an open and shelved Edinburgh press.

**Bedroom Two (LHS) from front:** With fitted carpet, window with decorative shutters, blinds and curtains and coving.

**Bedroom Three (Rear):** with fitted carpet, window with blinds and curtains and coving.

**Box Room / Office Space:** Accessed via split doors and located to the front of the property. There is a window with decorative shutters and blind, coving, fitted carpet, hatch to the attic space and wall mounted electric boxes. This room would make an ideal office space.



**Family Bathroom:** This substantial room comprises bath with over bath shower and shower curtain, wash hand basin and WC. There is coving throughout, wood cladding to dado height, window with decorative shutters and blind, carpet and built in storage including a laundry cupboard.

**Front Gardens:** The front of the property is accessed off Abbey Road, which is a private road, into a gravel driveway leading to a single garage with double doors. The large and well-tended front gardens are mainly laid in lawn, are surrounded by hedging, and include well defined borders complete with mature planting and a selection of mature fruit trees.

**Rear Gardens:** The rear gardens are fenced and include pathways, with a pathway leading directly to Precinct Street. There is a lawn, patio area, a drying area and there are borders with planting. Several stone built outbuildings provide excellent storage facilities and could be utilised for various purposes including e.g. a potting shed, storage shed, workshop etc. and there is a separate greenhouse.

The country town of Coupar Angus lies approximately 4 miles from Blairgowrie and is conveniently situated around 30 minutes by car of the cities of Perth and Dundee, with their onward rail and motorway connections. Local amenities in Coupar Angus include individual shops, supermarkets, a primary school, health centre, dental surgery and library. There are thriving sports clubs, many cultural organisations and several golf courses all within a short drive. The town is in the course of an exciting regeneration programme, with many high quality building improvements being made to the central area.

This is a delightful property which would appeal to many purchasers and must be seen to be fully appreciated, viewing is highly recommended.













































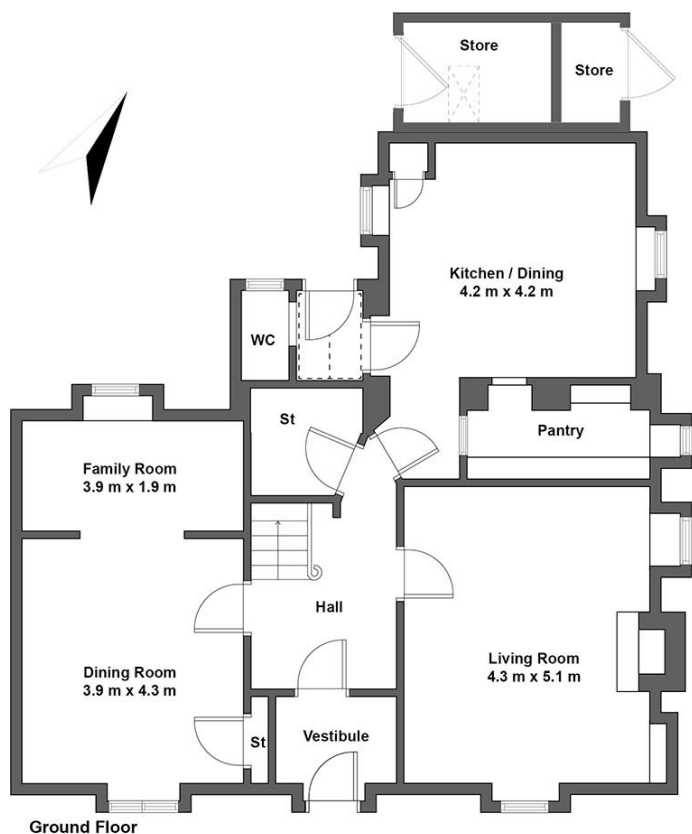








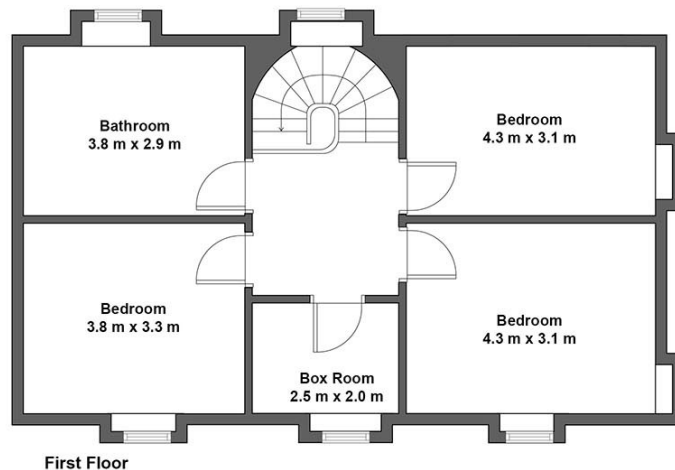
## FLOOR PLAN



Ground Floor

Stroma, Abbey Road, Coupar Angus PH13 9DQ

Plan not to scale.  
For illustrative purposes only.



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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..

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.10 X 4.30	BEDROOM 1 (RIGHT HAND SIDE FROM FRONT)	4.30 X 3.10
DINING ROOM	4.30 X 3.90	BEDROOM 2 (LEFT HAND SIDE FROM FRONT)	3.80 X 3.30
FAMILY ROOM	3.90 X 1.90	BOX ROOM	2.50 X 2.00
KITCHEN / DINING	4.20 X 4.20	REAR BEDROOM	4.30 X 3.10
FAMILY BATHROOM	3.80 X 2.90		

### MILLER GERRARD

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

#### TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

**THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE**

