



Buy your next home with Next Home

Leading Perthshire Estate Agency

47 George Street, Coupar Angus, Blairgowrie, PH13 9DJ

Offers Over £269,950

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 47 George Street, Coupar Angus, Blairgowrie, PH13 9DJ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The town boasts an array of shops and a supermarket together with a garage and primary school. Secondary schooling is available in the nearby town of Blairgowrie. Coupar Angus is ideally located for commuting to Perth, Dundee and Forfar.

Blairgowrie is nearby and is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre. Both towns are ideal for accessing Perth, Dundee and Kirriemuir.



Property Summary

Next Home are thrilled to bring this rare to the market immaculately presented family home situated in the quiet town of Coupar Angus.

The accommodation offers spacious accommodation over two level and comprises: Open plan kitchen/dining area with space for a variety of free standing furniture with open fire place and a built in seating area overlooking the front garden, spacious lounge with French doors leading to the rear garden, 4 double bedrooms, 4 piece family bathroom suite and a utility room.

To the front of the property there is off street parking for 3 cars via gravelled driveway leading to a large front garden with lawn and separate patio area ideal for outdoor dining. The rear of the property has been full gravelled for ease of maintenance with 3 separate areas for hosting and relaxing in the summer months. All the windows are double glazed and there is gas central heating.



Key property features

- ✓ 4 double bedrooms
- ✓ Immaculately presented
- ✓ Large Garden Grounds
- ✓ Open plan kitchen/diner
- ✓ Close to local amenities
- ✓ Close to Dundee & Perth
- ✓ Off street parking
- ✓ Good sized family home
- ✓ Bathroom & shower room
- ✓ Good storage











Have a property to sell?

An expert from our local branch will provide you with
the most accurate valuation.

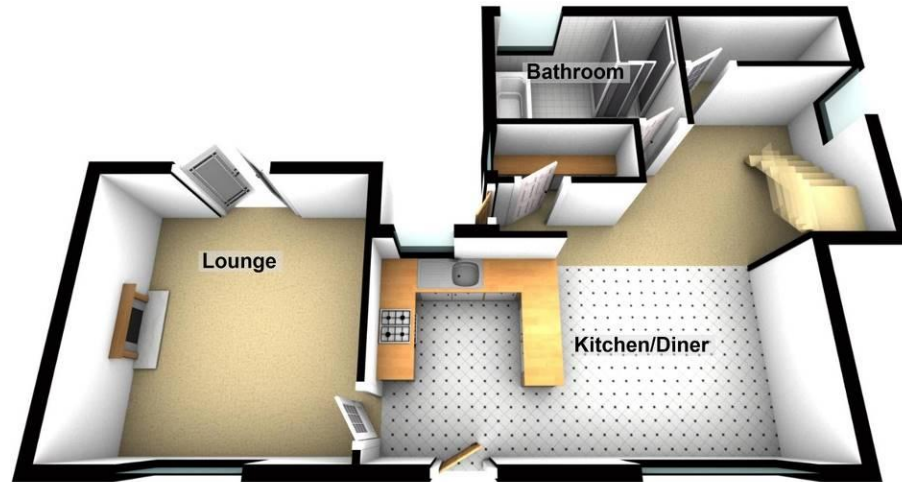


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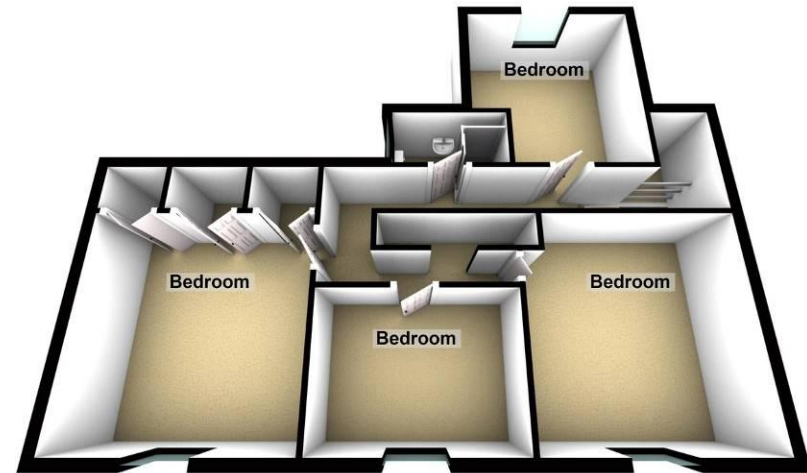
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Floorplans

Ground Floor



First Floor





Property Room sizes

OPEN PLAN KITCHE/DINING

24' 1" x 19' 3" (7.34m x 5.87m)

LOUNGE

17' 5" x 12' 4" (5.31m x 3.76m)

UTILITY ROOM

9' 5" x 5' 4" (2.87m x 1.63m)

BEDROOM

14' 1" x 13' 4" (4.29m x 4.06m)

BEDROOM

17' 6" x 11' 3" (5.33m x 3.43m)

BEDROOM

12' 8" x 10' 7" (3.86m x 3.23m)

BEDROOM

9' 9" x 9' 1" (2.97m x 2.77m)

BATHROOM

11' x 5' 5" (3.35m x 1.65m)

SHOWER ROOM

7' 3" x 4' 4" (2.21m x 1.32m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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