



Buy your next home with Next Home

Leading Perthshire Estate Agency

99 Causewayend, Coupar Angus, Blairgowrie, PH13 9DX

Offers Over £170,000



NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

99 Causewayend, Coupar Angus, Blairgowrie, PH13
9DX

Many thanks for your interest with 99 Causewayend, Coupar Angus, Blairgowrie, PH13 9DX.

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.



Property Summary

Next Home are delighted to bring to the market this 4 bedroom mid-terraced 1 and 1/2 storey villa to the market.

The property would make the ideal family home with spacious accommodation set over two levels comprising: Entrance hall, lounge, spacious kitchen/dining are with space for table and chairs, utility area, 4 double bedrooms with master en-suite and a family bathroom.

There is a large fully enclosed garden to the rear with patio, lawn and timber sheds.



Key property features

- ✓ 4 double bedrooms
- ✓ En-suite
- ✓ Large garden
- ✓ Spacious property
- ✓ Close to amenities
- ✓ Close to Dundee & Perth
- ✓ Ideal Family Home
- ✓ Ideal for first time buyers
- ✓ Chain free
- ✓ Immediate entry available







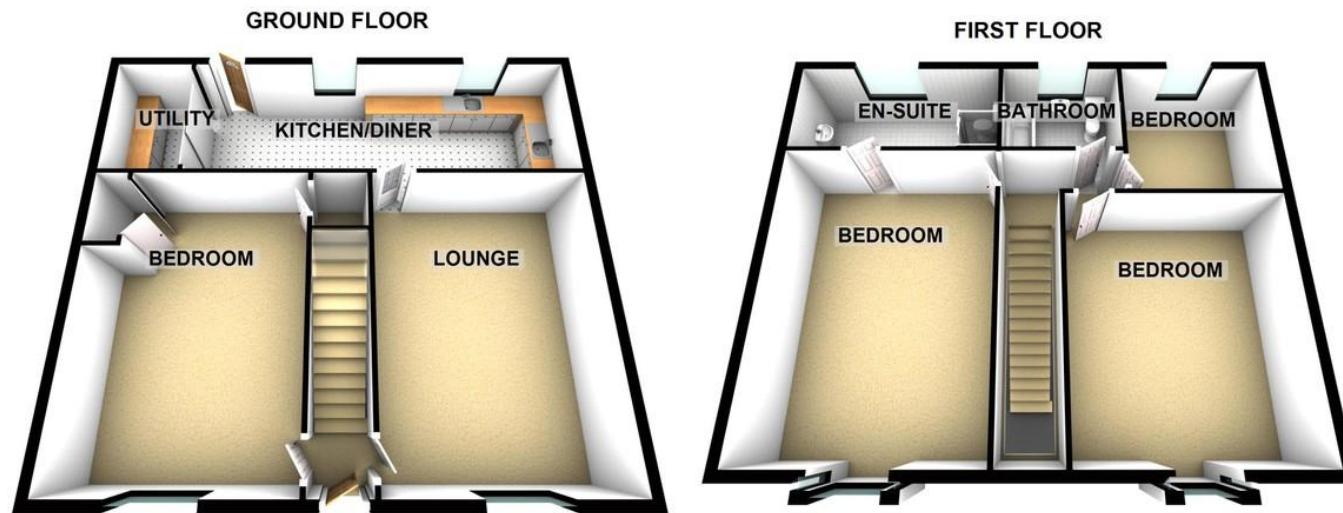


Have a property to sell?

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



Floorplans





Property Room sizes

ENTRANCE HALL

LOUNGE

16' x 10' 8" (4.88m x 3.25m)

KITCHEN/DINER

20' 4" x 8' 2" (6.2m x 2.49m)

UTILITY ROOM

7' 4" x 4' 3" (2.24m x 1.3m)

BEDROOM

16' 6" x 9' 9" (5.03m x 2.97m)

BEDROOM

13' 2" x 10' 4" (4.01m x 3.15m)

BEDROOM

11' 7" x 8' 8" (3.53m x 2.64m)

BEDROOM

18' 3" x 8' 3" (5.56m x 2.51m)

ENSUITE

8' 5" x 6' 1" (2.57m x 1.85m)

BATHROOM

7' 2" x 6' 4" (2.18m x 1.93m)

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXT HOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be
members of the Property
Ombudsman Scheme