

Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Larghan View, Coupar Angus, Blairgowrie, PH13 9FH

Offers Over £285,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Larghan View, Coupar Angus, Blairgowrie, PH13 9FH

Many thanks for your interest with 2 Larghan View, Coupar Angus, Blairgowrie, PH13 9FH.

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 this very spacious 5 bedroom detached family home to the market.

The accommodation is set on a generous sized plot with spacious accommodation comprising: Entrance hall, bright and spacious lounge with space for a variety of free standing furniture, dining room, open plan kitchen/breakfasting room with patio doors leading to the rear garden, utility room that gives access to the integral garage, 5 bedrooms with master en-suite, family bathroom and a W/C. There is off street parking to the front for multiple cars.

To the rear there is very private garden with decking and patio areas ideal for outdoor dining and hosting in the summer months. There is also a timber shed included within the sale.



Key property features

- ✓ 5 bedrooms
- ✓ 2 receptions
- ✓ Open plan kitchen/diner
- ✓ Spacious rooms
- ✓ Ideal family home
- ✓ Close to Dundee, Forfar and Perth
- ✓ Garage
- ✓ Private garden
- ✓ Close to local amenities
- ✓ GCH









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

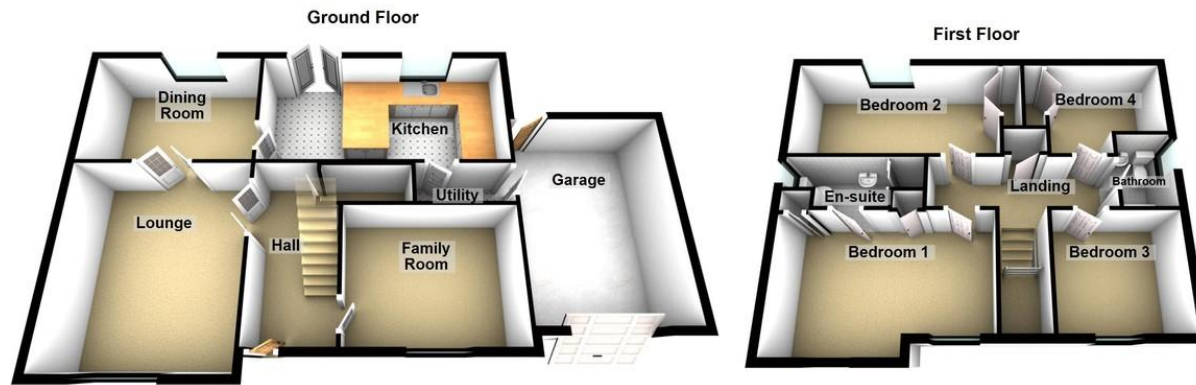
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALLWAY

17' x 6' (5.18m x 1.83m)

LOUNGE

18' 3" x 11' 8" (5.56m x 3.56m)

DINING ROOM

11' 6" x 9' 7" (3.51m x 2.92m)

KITCHEN/BREAKFAST ROOM

17' 6" x 10' 4" (5.33m x 3.15m)

UTILITY ROOM

7' 7" x 5' 2" (2.31m x 1.57m)

FAMILY ROOM/BEDROOM 5

11' 3" x 10' 1" (3.43m x 3.07m)

LANDING

BEDROOM

18' 6" x 11' 4" (5.64m x 3.45m)

ENSUITE

12' 1" x 6' (3.68m x 1.83m)

BEDROOM

14' 7" x 8' 8" (4.44m x 2.64m)

BEDROOM

10' 1" x 10' (3.07m x 3.05m)

BEDROOM

9' 8" x 8' 7" (2.95m x 2.62m)

BATHROOM

7' x 5' 4" (2.13m x 1.63m)

W/C

5' 3" x 5' 2" (1.6m x 1.57m)

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

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