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Leading Perthshire Estate Agency

3 Victoria Place, Union Street, Coupar Angus, Blairgowrie, PH13

Offers Over £175,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

3 Victoria Place, Union Street, Coupar Angus,
Blairgowrie, PH13 9AQ

Many thanks for your interest with 3 Victoria Place, Union Street, Coupar Angus, Blairgowrie, PH13 9AQ.

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 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.



Property Summary

We are delighted to bring to the market this deceptively spacious 2/3 BEDROOM END TERRACED TRADITIONAL VILLA situated within the popular town of Coupar Angus.

The versatile accommodation comprises wide and welcoming entrance hall with side window and under stair cupboard; elegant lounge with multi fuel stove and front facing window; sitting room/bedroom with French doors to the rear and large storage cupboard; dining kitchen with Range-master and space for dining; family bathroom with white suite comprising free standing bath, shower cubicle, WC and wash hand basin on the ground floor together with two very spacious double bedrooms and separate WC on the first floor.

There is double glazing and gas central heating throughout.

Externally there is a small area of garden to the front and the sunny rear garden is enclosed with timber fencing, paved for ease of maintenance, and has the benefit of a timber shed.

Early viewing is highly recommended.



Key property features

- ✓ Immaculately presented
- ✓ Versatile Accommodation
- ✓ Many quirky features
- ✓ 2/3 Bedrooms
- ✓ Spacious accommodation
- ✓ Enclosed rear garden
- ✓ On Street Parking
- ✓ Bathroom with separate shower
- ✓ Double Glazing & Gas Central Heating
- ✓ On Street Parking









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

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

ENTRANCE HALL

24' 10" x 7' 8" (7.57m x 2.34m)

LOUNGE

15' 5" x 15' 4" (4.7m x 4.67m)

SITTING ROOM/BEDROOM 3

16' 10" x 15' 2" (5.13m x 4.62m)

KITCHEN

21' 1" x 11' 5" (6.43m x 3.48m)

BATHROOM

15' 1" x 7' 3" (4.6m x 2.21m)

LANDING

8' 9" x 5' 6" (2.67m x 1.68m)

BEDROOM

19' 3" x 17' 8" (5.87m x 5.38m)

BEDROOM 2

18' 7" x 14' 10" (5.66m x 4.52m)

CLOAKROOM

7' 6" x 3' 8" (2.29m x 1.12m)

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.



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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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