



# Buy your next home with Next Home

Leading Perthshire Estate Agency

1 Butterybank Cottage, Coupar Angus, Blairgowrie, PH13 9HD

Offers Over £219,950.00

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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PH13 9HD

Many thanks for your interest with 1 Butterybank Cottage, Coupar Angus, Blairgowrie, PH13 9HD.

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

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The town of Coupar Angus 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

A rare opportunity to purchase this quirky and deceptively spacious THREE BEDROOM SEMI DETACHED COTTAGE with open countryside views on the fringe of Coupar Angus.

The property offers versatile accommodation over two floors comprising entrance hall; sizeable dining kitchen with integrated appliances and dual aspect windows to the front and rear; lounge with feature fire; snug/sunroom with door to the rear; double bedroom; shower room with white suite.

On the first floor there are 2 further bedrooms, the principal having wall to wall fitted sliding wardrobes and modern En-suite bathroom. There is double glazing and has central heating throughout.

Externally there is a large driveway providing off street parking and single garage with the benefit of power and light. The gardens are beautifully landscaped with a large area of lawn, summer house, two sheds, decking, paved patio area, external tap, and lovely planted borders.

Viewing is highly recommended.



# Key property features

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- ✓ Charming Cottage
- ✓ Deceptively Spacious
- ✓ Large Dining Kitchen
- ✓ Lounge and Snug
- ✓ 3 Bedrooms
- ✓ Shower room & En-suite bathroom
- ✓ Beautiful garden grounds
- ✓ Detached garage & driveway
- ✓ Summer house and two sheds
- ✓ Large patio area

















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled 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 driveways. The overall scene is peaceful and typical of a suburban setting.

# Have a property to sell?

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



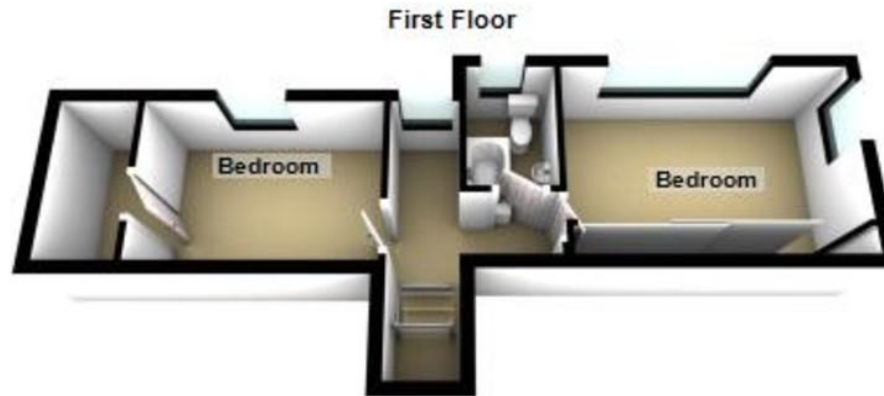
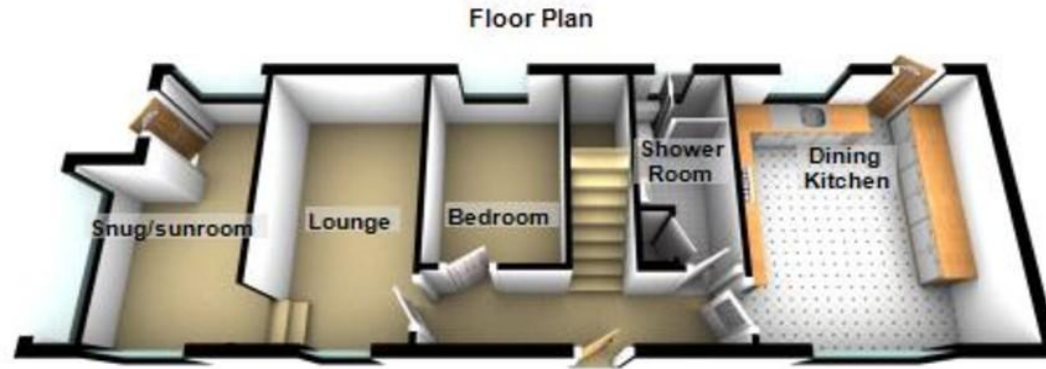
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# Floorplans

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# Property Room sizes

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## HALL

14' 1" x 3' 6" (4.29m x 1.07m)

## DINING KITCHEN

16' 1" x 13' 6" (4.9m x 4.11m)

## SHOWER ROOM

12' 6" x 5' 3" (3.81m x 1.6m)

## LOUNGE

16' 3" x 10' 7" (4.95m x 3.23m)

## SUN ROOM/SNUG

16' 6" x 7' 5" (5.03m x 2.26m)

## BEDROOM

12' 7" x 8' 5" (3.84m x 2.57m)

## BEDROOM

11' 5" x 11' 3" (3.48m x 3.43m)

## ENSUITE BATHROOM

## BEDROOM

13' 3" x 8' 10" (4.04m x 2.69m)

## CUPBOARD

8' 10" x 8' 1" (2.69m x 2.46m)

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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