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

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About the Area

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

- ✓ 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









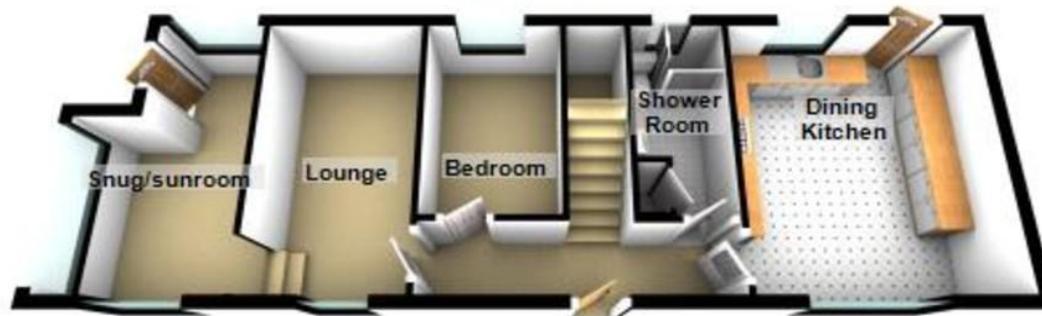
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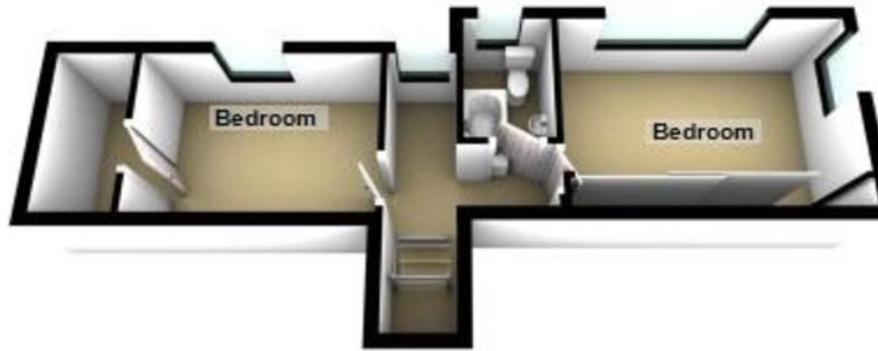


Floorplans

Floor Plan



First Floor





Property Room sizes

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:

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

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

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