

# Buy your next home with Next Home

Leading Perthshire Estate Agency

16 Sidlaw Crescent, Coupar Angus, Blairgowrie, PH13 9BX

Offers Over £100,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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16 Sidlaw Crescent, Coupar Angus, Blairgowrie, PH13 9BX

Many thanks for your interest with 16 Sidlaw Crescent, Coupar Angus, Blairgowrie, PH13 9BX.

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 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

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Set in the quiet town of Coupar Angus Next Home are delighted to bring this 2 bedroom end-terraced villa to the residential sales market.

The property is ideal for variety of buyers with spacious accommodation set over 2 levels comprising: entrance hall, lounge with space for a variety of free standing furniture, kitchen/diner with space for a dining table and chairs, rear porch, 2 double bedrooms with built in storage and a bathroom.

The property sits on a generous sized plot with a low maintenance gravelled front garden and fully enclosed rear garden with lawn.

Electric heating.



# Key property features

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- ✓ Ideal for first time buyers
- ✓ 2 double bedrooms
- ✓ Popular area
- ✓ Close to local amenities
- ✓ Ideal buy to let
- ✓ Good storage
- ✓ Good sized gardens
- ✓ Electric heating











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 having gardens and driveways. 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.



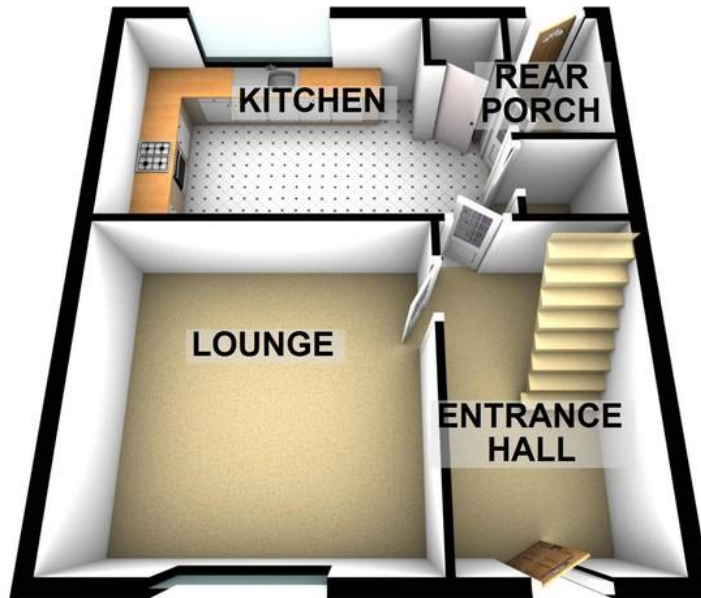
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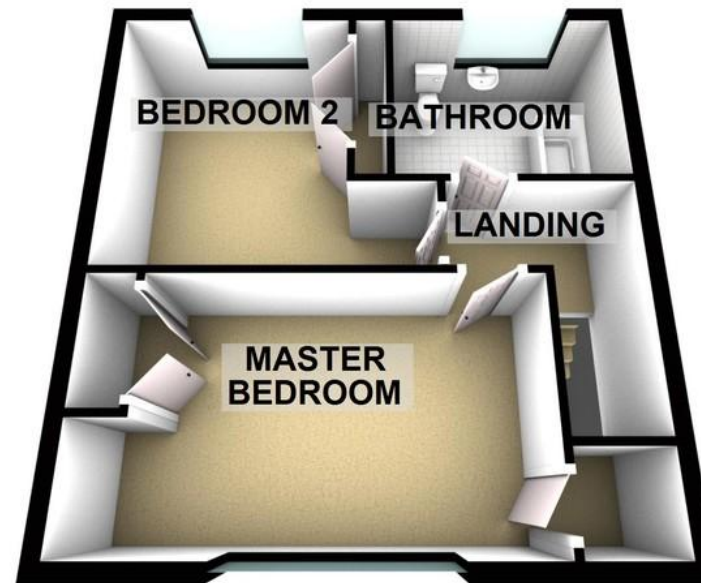
# Floorplans

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**GROUND FLOOR**



**FIRST FLOOR**





# Property Room sizes

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## ENTRANCE HALL

## LOUNGE

*12' 10" x 12' 6" (3.91m x 3.81m)*

## KITCHEN/DINER

*15' 1" x 8' 6" (4.6m x 2.59m)*

## BEDROOM

*15' 10" x 11' 3" (4.83m x 3.43m)*

## BEDROOM

*12' 6" x 10' 8" (3.81m x 3.25m)*

## BATHROOM

*6' 6" x 6' 4" (1.98m 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.



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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](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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