

Buy your next home with Next Home

Leading Perthshire Estate Agency



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

Offers Over £269,950

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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

Many thanks for your interest with 16 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 known 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
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.





Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this 4/5 BEDROOM DETACHED VILLA situated in the sought after area of Coupar Angus.

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 area open plan to a 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 2 cars and leads to a single garage.

To the rear there is very private garden with decking and patio areas ideal for outdoor dining and hosting in the summer months.



Key property features

- ✓ 4/5 detached villa
- ✓ Beautifully presented
- ✓ Corner plot
- ✓ Driveway
- ✓ Garage
- ✓ Open plan kitchen/dining
- ✓ Close to Dundee & Perth
- ✓ Close to local amenities
- ✓ Ideal family home
- ✓ Private garden













An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

Have a property to sell?

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

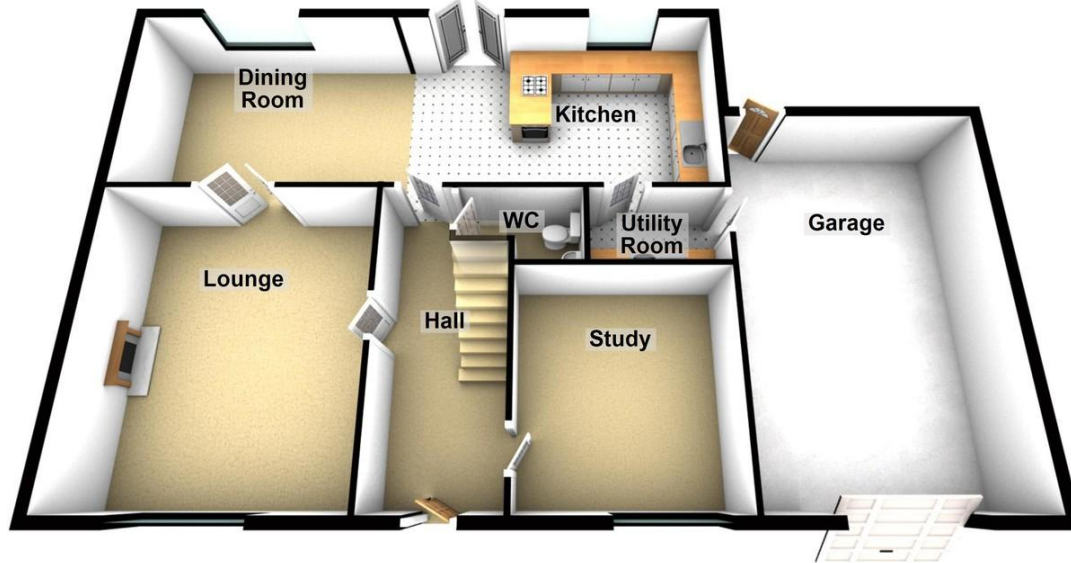


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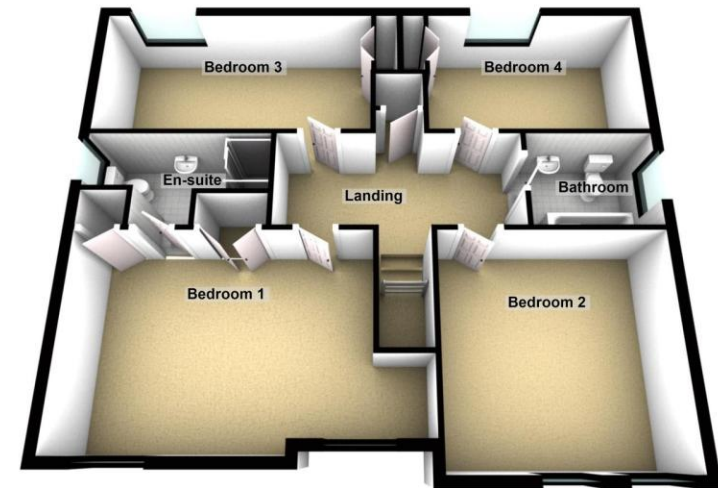
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Floorplans

Ground Floor



First Floor





Property Room sizes

HALLWAY

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

LOUNGE

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

DINING AREA

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

KITCHEN

17' 6" x 10' 6" (5.33m x 3.2m)

UTILITY ROOM

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

FAMILY/BEDROOM 5

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

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' 0" 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

The only Perthshire estate agent available 7 days until 9pm

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