

# Buy your next home with Next Home

Leading Perthshire Estate Agency

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

Offers Over £125,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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

Many thanks for your interest with 1 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 renown 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

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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.





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# Property Summary

Next Home are delighted to bring to the market this immaculately presented 2 bedroom end-terraced period villa situated in the popular town of Coupar Angus.

The property has many of its original features and is ideal for a first time buyer with well-presented and spacious rooms throughout. A welcoming Entrance hall with a stained glass window and large under-stair storage give access to the property and leads to: a bright and spacious lounge with dual aspect windows providing natural light to flood the room, working open fire place and space for a variety of free standing furniture, tastefully decorated kitchen/dining room with dual aspect windows, white wall and base units with complimentary white work-top and a 3 piece bathroom suite can also be found on the ground floor.

A carpeted stairwell leads to the 1st floor and contains: a mid-landing w/c, a very tastefully decorated large double bedroom with attractive bay window to the front and space for a variety of free-standing furniture, 2 built in cupboards and a study/nursery room.

To the rear there is small private garden that is fully gravelled for ease of maintenance.

Parking is to the front.

Gas central heating.



# Key property features

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- ✓ Very well presented
- ✓ Ideal for a first time buyer
- ✓ Close to Dundee & Perth
- ✓ Original features
- ✓ High ceilings
- ✓ Bright and spacious
- ✓ 2 toilets
- ✓ Large double bedroom
- ✓ Private garden
- ✓ Working open fire place
- ✓ Character property
- ✓ Working wooden shutters

























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.

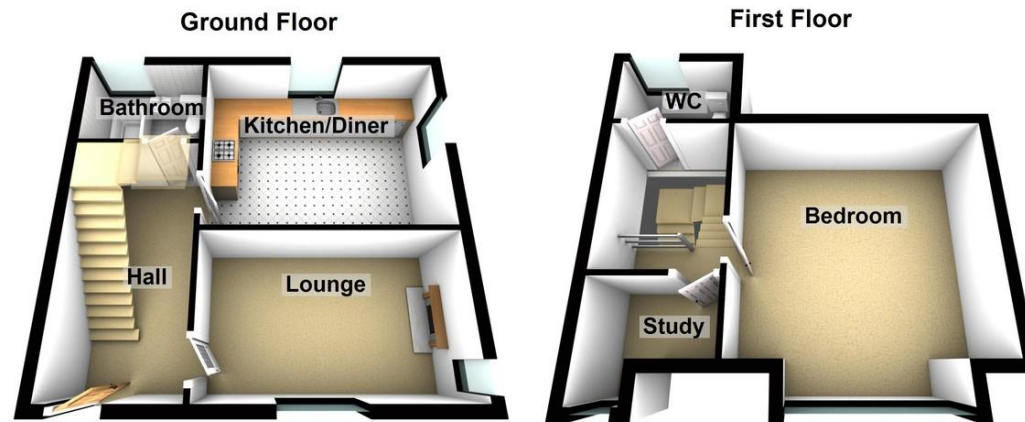


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# Floorplans

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# Property Room sizes

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**HALL**

**W/C**

*5' 10" x 3' 11" (1.78m x 1.19m)*

**LOUNGE**

*15' 7" x 12' 5" (4.75m x 3.78m)*

**KITCHEN/DINER**

*15' 7" x 13' 6" (4.75m x 4.11m)*

**BATHROOM**

*8' 6" x 6' (2.59m x 1.83m)*

**BEDROOM**

*15' 9" x 15' 5" (4.8m x 4.7m)*

**STUDY/NURSERY**

*7' 5" x 5' 5" (2.26m x 1.65m)*

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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