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Leading Perthshire Estate Agency

2 Reids Close, Hay Street, Coupar Angus, Blairgowrie, PH13

Offers Over £105,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Reids Close, Hay Street, Coupar Angus,
Blairgowrie, PH13 9BN

Many thanks for your interest with 2 Reids Close, Hay Street, Coupar Angus, Blairgowrie, PH13 9BN.

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

The historical market town of Coupar Angus lies on the River Isla in the broad and fertile Valley of Strathmore, 4 miles south of Blairgowrie.

The A94 road from Perth to Forfar runs through the town and it is also ideally located for commuting to Dundee.

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.

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 immaculately presented ONE BEDROOM SEMI DETACHED COTTAGE situated within a quiet location yet walking distance to local amenities.

The spacious accommodation comprises entrance hall with window to the front and hatch providing access to the partially floored attic space; lounge with dual aspect windows to the front and rear together with recessed alcove with display shelving and cupboard under; double bedroom with rear facing window; large dining kitchen with cooker and space for further appliances; rear hall with storage cupboard and door to the garden; shower room with grey suite and window to the front.

The property benefits from double glazing and gas central heating throughout serviced by a newly installed boiler in November 2023.

Parking is available on street.

The newly fitted carpets and blinds are included.



Key property features

- ✓ Semi Detached Bungalow
- ✓ Bright Lounge
- ✓ Large Dining Kitchen
- ✓ Spacious Double Bedroom
- ✓ Shower Room
- ✓ Double Glazing
- ✓ Gas Central Heating with boiler installed in November 2023
- ✓ Rare to the market
- ✓ Close to all amenities
- ✓ On Street Parking









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Have a property to sell?

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



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Floorplans



Property Room Sizes

HALL

12' 2" x 5' 2" (3.71m x 1.57m)

LOUNGE

14' 9" x 10' 11" (4.5m x 3.33m)

BEDROOM

11' 7" x 10' 7" (3.53m x 3.23m)

DINING KITCHEN

14' 8" x 12' 5" (4.47m x 3.78m)

REAR HALL

4' 3" x 3' 1" (1.3m x 0.94m)

SHOWER ROOM

6' 8" x 5' 5" (2.03m 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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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