

# Buy your next home with Next Home

Leading Perthshire Estate Agency

2A Hay Street, Coupar Angus, Blairgowrie, PH13 9BL

Offers Over £69,950

**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

2A Hay Street, Coupar Angus, Blairgowrie, PH13 9BL

Many thanks for your interest with 2A Hay Street, Coupar Angus, Blairgowrie, PH13 9BL.

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. There is a dentist, large Doctors practice, cafes and a bakery, a community hub with library, 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

HOME REPORT £80,000.

We are delighted to bring to the market this immaculately presented SELF CONTAINED FIRST FLOOR TWO BEDROOM FLAT situated within the centre of Coupar Angus.

The spacious accommodation comprises private entrance to stair and onto the hall with 2 storage cupboards; large lounge; 2 double bedrooms, one with fitted wardrobes; breakfasting kitchen with fridge/freezer, oven, hob, dishwasher, washing machine and microwave together with door to the rear garden and bathroom with white suite and bath over the shower.

There is double glazing and gas central heating throughout.

Externally there is a private area of garden which is a mixture of lawn and paving. Timber shed with home gym equipment (can be left).

Parking is available on street and there is a free car park nearby.

Please note the wardrobe, gym equipment and white goods are included in sale.

Early viewing is highly recommended.



# Key property features

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- ✓ Self contained Flat
- ✓ Spacious Lounge
- ✓ Breakfasting Kitchen
- ✓ 2 Double Bedrooms
- ✓ Bathroom with shower over the bath
- ✓ Double Glazing throughout
- ✓ Gas Central Heating
- ✓ Immaculately presented
- ✓ Garden
- ✓ Close to all amenities









# Have a property to sell?

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



# Floorplans

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GROUND FLOOR



# Property Room Sizes

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## HALL

15' 3" x 3' 2" (4.65m x 0.97m) and 20'4 x 2'11

## LOUNGE

15' 7" x 13' 4" (4.75m x 4.06m)

## BREAKFASTING KITCHEN

12' 11" x 8' 2" (3.94m x 2.49m)

## BEDROOM

15' 2" x 9' 8" (4.62m x 2.95m)

## BEDROOM

12' 4" x 10' 0" (3.76m x 3.05m) 15'6 at widest

## BATHROOM

12' 3" x 5' 9" (3.73m x 1.75m)

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](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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Ombudsman Scheme