

# Buy your next home with Next Home

Leading Perthshire Estate Agency

10 Denhead Brae, Coupar Angus, Blairgowrie, PH13 9FG

Offers Over £300,000

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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10 Denhead Brae, Coupar Angus, Blairgowrie, PH13 9FG

Many thanks for your interest with 10 Denhead Brae, Coupar Angus, Blairgowrie, PH13 9FG.

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 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.





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# Property Summary

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Next Home are delighted to bring to the market this spacious 4 bedroom detached villa situated in a popular residential area of Coupar Angus.

The property would make an ideal family home with generous accommodation set over 2 levels with the ground floor comprising: Entrance hall, w/c, spacious lounge with patio doors leading to the back garden, open plan kitchen/dining room and snug area with integrated appliances throughout and space for a large dining table and chairs, utility room, a large family room which can be used for a variety of purposes and a w/c.

The first floor is accessed by a carpeted stairwell and leads to a large welcoming landing which gives access to all accommodation on offer. There are 4 bedrooms with the principal bedroom benefiting from an en-suite shower room and there is family bathroom.

The property occupies a generous sized plot with ample parking to the front of the property for multiple vehicles.

The rear garden is private with a easy to maintain lawn to the side and back. There are also patio and decking areas ideal for hosting and relaxing in the summer months.

Gas central heating and double glazing throughout.



# Key property features

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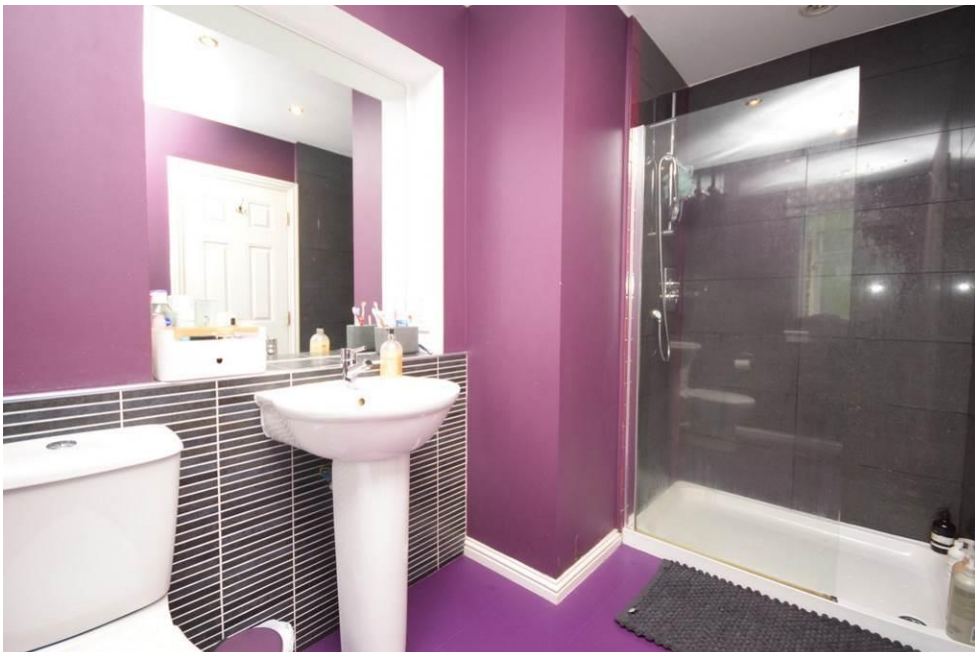
- ✓ 4 bedrooms
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ 2 reception rooms
- ✓ Private garden
- ✓ Principal en-suite
- ✓ Close to Dundee & Perth
- ✓ Principal en-suite
- ✓ Open plan kitchen/dining room

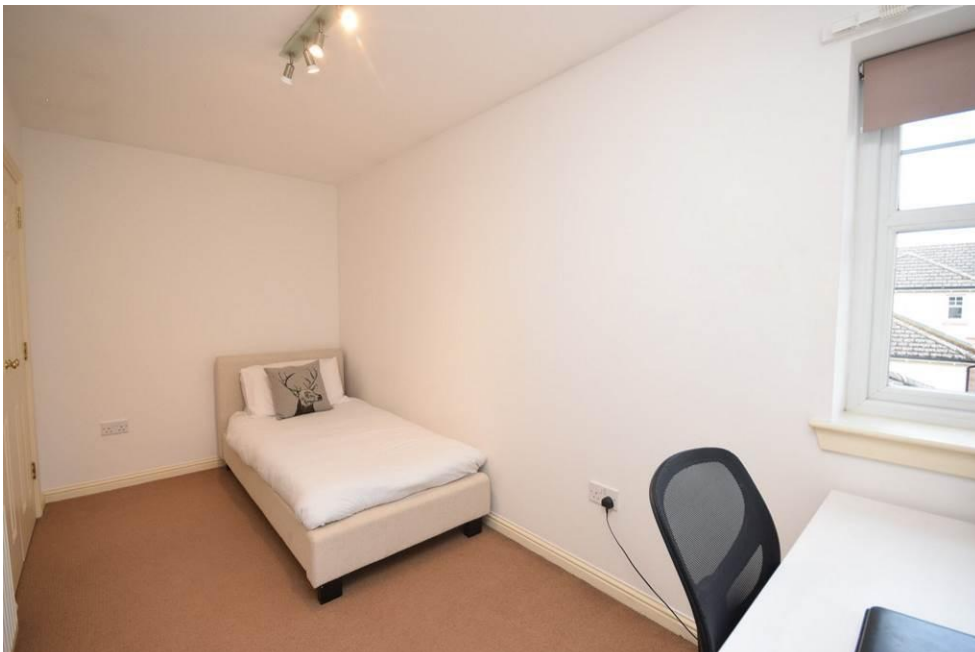














# Have a property to sell?

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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## ENTRANCE HALL

### LOUNGE

*21' x 10' 7" (6.4m x 3.23m)*

### KITCHEN

*11' 1" x 10' 9" (3.38m x 3.28m)*

### DINING/SNUG

*21' 1" x 10' 1" (6.43m x 3.07m)*

### FAMILY ROOM

*18' 6" x 17' (5.64m x 5.18m)*

### PRINCIPAL BEDROOM

*13' 2" x 10' 2" (4.01m x 3.1m)*

### ENSUITE

*10' 1" x 5' 6" (3.07m x 1.68m)*

### BEDROOM

*11' x 10' 3" (3.35m x 3.12m)*

### BEDROOM

*14' 6" x 6' 8" (4.42m x 2.03m)*

### BEDROOM

*10' 3" x 9' 7" (3.12m x 2.92m)*

### BATHROOM

*7' 6" x 6' 11" (2.29m x 2.11m)*

### W/C

*6' 5" x 5' 5" (1.96m 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)

*The only Perthshire estate agent available 7 days until 9pm*

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