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Leading Perthshire Estate Agency

Weavers Cottage, Bogside Road, Coupar Angus, Blairgowrie,

Offers Over £90,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Weavers Cottage, Bogside Road, Coupar Angus,
Blairgowrie, PH13 9AY

Many thanks for your interest with Weavers Cottage, Bogside Road, Coupar Angus, Blairgowrie, PH13 9AY.

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

Next Home are delighted to the market this recently renovated 1 bedroom cottage situated in the quiet town of Coupar Angus.

The property has been finished to a high standard with accommodation set over 1 level comprising: Entrance hall, a lovely open plan lounge/diner with space for a sofa, dining table with chairs and an open fireplace to provide additional warmth, modern kitchen with breakfast bar, a double bedroom with built in storage and newly fitted shower room.

To the front there is a large well-kept garden with a lawn, timber fencing to the borders and a patio area ideal for hosting and relaxing in the summer months.

Gas central heating and double glazing throughout.



Key property features

- ✓ Renovated throughout
- ✓ Immaculately presented
- ✓ Ideal for a first time buyer
- ✓ Ideal for an investment
- ✓ Close to local amenities
- ✓ Gas central heating
- ✓ Large garden
- ✓ On-street parking
- ✓ Open plan living
- ✓ Open fire place









Have a property to sell?

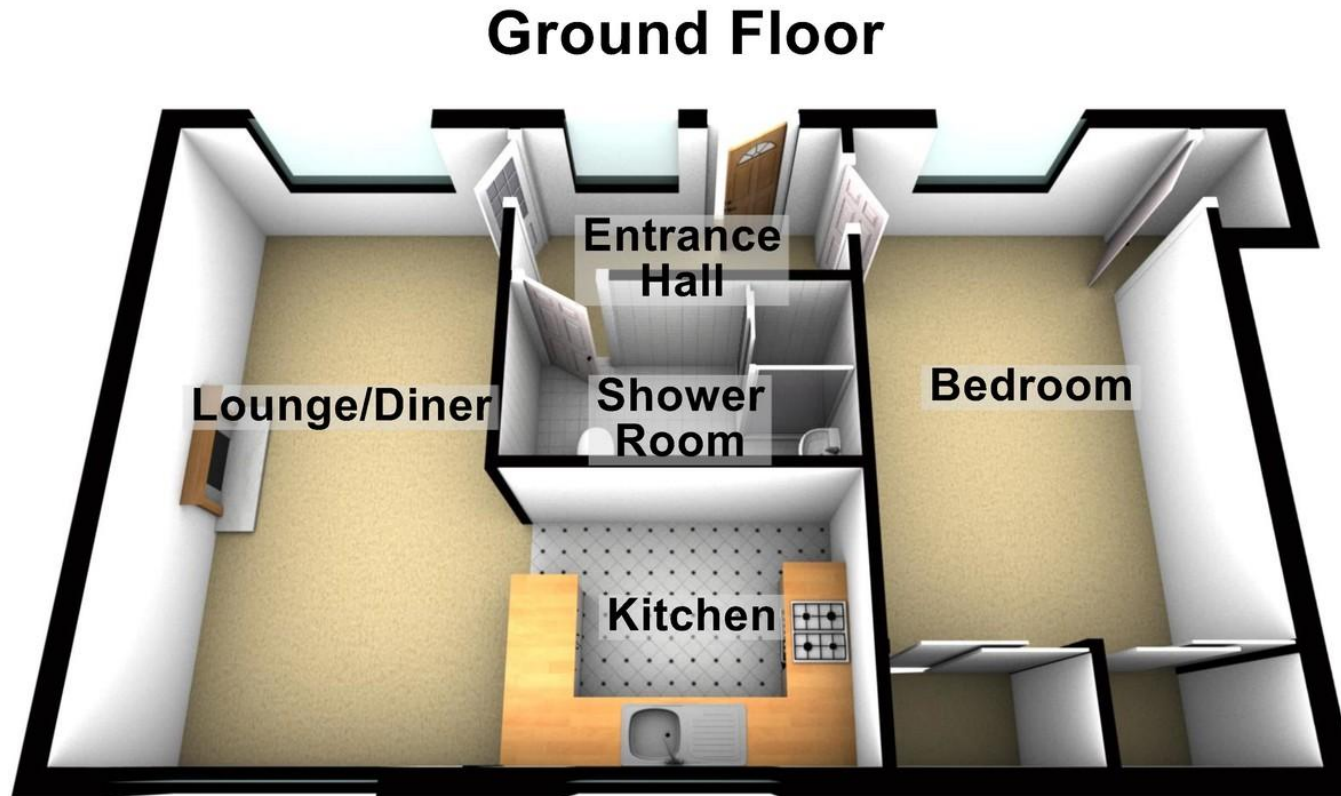
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

6' 9" x 3' 11" (2.06m x 1.19m)

LOUNGE/DINER

17' 2" x 9' 1" (5.23m x 2.77m)

KITCHEN

9' x 7' (2.74m x 2.13m)

BEDROOM

14' 3" x 9' 5" (4.34m x 2.87m)

SHOWER ROOM

5' 10" x 4' 2" (1.78m x 1.27m)



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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

The only Perthshire estate agent available 7 days until 9pm

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