

Buy your next home with Next Home

Leading Perthshire Estate Agency

Union Place, School Road, Coupar Angus, Blairgowrie, PH13

Offers Over £130,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Union Place , School Road, Coupar Angus,
Blairgowrie, PH13 9AS

Many thanks for your interest with Union Place , School Road, Coupar Angus, Blairgowrie, PH13 9AS.

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 bring to the market this 2 bedroom semi-detached cottage situated in the quiet village of Coupar Angus.

The property would be ideal for a range of buyers with accommodation set over 2 levels comprising: Entrance hall with storage, kitchen with space for a small table and chairs, open plan lounge/dining room, 2 double bedrooms with built in storage and a well-proportioned family bathroom.

There is a good sized garden pertaining to the property which is low maintenance.

There is also potential to create off-street parking in the future. Electric heating and double glazing throughout.



Key property features

- ✓ 2 double bedrooms
- ✓ Chain free
- ✓ Good sized garden
- ✓ Quiet location
- ✓ Good storage
- ✓ Ideal for a first time buyer
- ✓ Close to Dundee & Perth
- ✓ Potential for off-street parking









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 gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

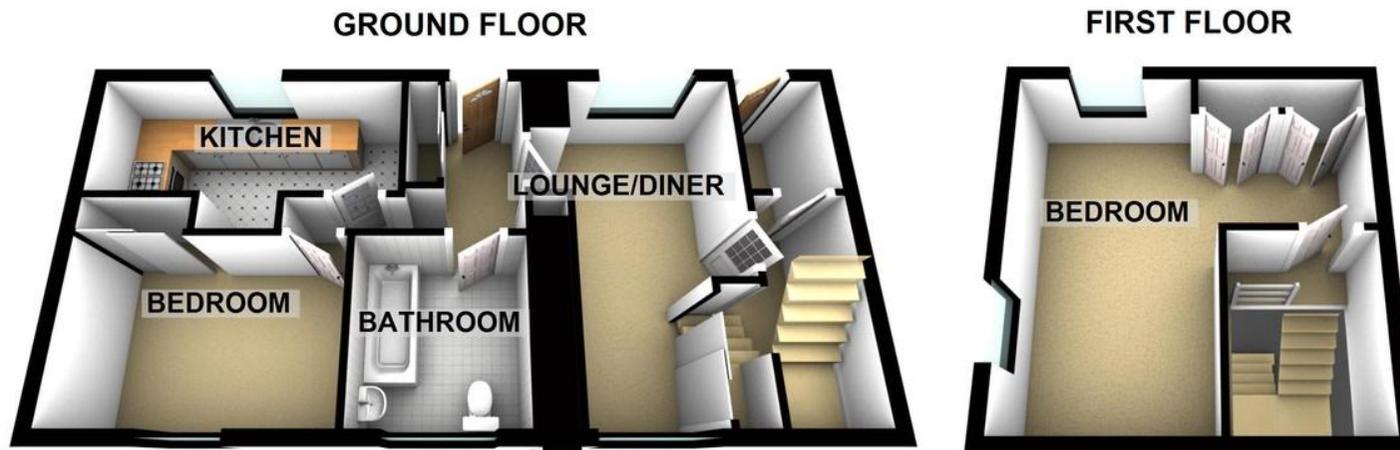
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

LOUNGE/DINER

17' 6" x 9' 6" (5.33m x 2.9m)

KITCHEN/DINER

12' 6" x 6' 2" (3.81m x 1.88m)

BEDROOM (1SR FLOOR)

17' 5" x 13' 3" (5.31m x 4.04m)

BEDROOM

11' 5" x 8' 8" (3.48m x 2.64m)

BATHROOM

9' 3" x 6' 2" (2.82m x 1.88m)

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

The only Perthshire estate agent available 7 days until 9pm

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