

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Stormont Crossing, Coupar Angus Road, Blairgowrie, PH13 9HP

Offers Over £300,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Stormont Crossing, Coupar Angus Road, Blairgowrie,  
PH13 9HP

Many thanks for your interest with Stormont Crossing, Coupar Angus Road, Blairgowrie, PH13 9HP.

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 reknown 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.

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# 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 this rare to the market 4 bedroom detached villa situated in the most picturesque location between the popular towns of Blairgowrie and Coupar Angus.

The property would make the ideal family home and offers panoramic views to the surrounding countryside and to Stormont Loch. The accommodation has been extended over the years and offers flexible living set over 2 levels comprising: Porch, welcoming hallway, spacious lounge, dining room/bedroom 5, modern kitchen with space for small dining table and chairs, office and a modern shower room all located on the ground floor.

The 1st floor accommodates 4 further bedrooms with the principal bedroom offering an a space that takes advantage of the views on offer. There is also a 4 piece bathroom suite.

The garden grounds are mainly laid to lawn for ease of maintenance with off-street parking provided for multiple vehicles.

There is also a kennel and a summer house included in the sale and single garage

Gas central heating and double glazing throughout.



# Key property features

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- ✓ 4/5 bedrooms
- ✓ Large principal bedroom with sun room
- ✓ Rare to the market
- ✓ Office
- ✓ Private location
- ✓ Panoramic views
- ✓ Ideal family home
- ✓ Close to Perth and Dundee
- ✓ Large garden
- ✓ Single garage





















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a suburban setting.

# Have a property to sell?

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



## NEXTHOME

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# Floorplans

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# Property Room sizes

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## **PORCH**

## **HALL**

*21' 9" x 8' 1" (6.63m x 2.46m)*

## **LOUNGE**

*15' 9" x 11' 6" (4.8m x 3.51m)*

## **DINING ROOM/BEDROOM 5**

*14' 3" x 9' 7" (4.34m x 2.92m)*

## **KITCHEN**

*17' 6" x 9' 8" (5.33m x 2.95m)*

## **OFFICE**

*9' 2" x 7' (2.79m x 2.13m)*

## **SHOWER ROOM**

*6' 4" x 5' 8" (1.93m x 1.73m)*

## **LANDING**

## **BEDROOM**

*17' 9" x 12' 5" (5.41m x 3.78m)*

## **SUN ROOM**

*12' 9" x 10' 2" (3.89m x 3.1m)*

## **BEDROOM**

*11' 4" x 10' 7" (3.45m x 3.23m)*

## **BEDROOM**

*11' x 10' 7" (3.35m x 3.23m)*

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:

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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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