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6 Hill Place, Coupar Angus, Blairgowrie, PH13 9BQ

Offers Over £135,000

NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

6 Hill Place, Coupar Angus, Blairgowrie, PH13 9BQ

Many thanks for your interest with 6 Hill Place, Coupar Angus, Blairgowrie, PH13 9BQ.

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We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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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

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.





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Property Summary

Next Home Estate Agents are delighted to welcome to the market No. 6 Hill Place, a beautifully maintained semi-detached family home located within a quiet, child-friendly cul-de-sac in the heart of Coupar Angus. Offering stylish interiors, generous living space and excellent outdoor areas, this property is ideally suited to modern family living.

The accommodation opens with a welcoming hallway leading to a bright and spacious lounge with open-plan dining area. Dual-aspect windows allow natural light to flow throughout, while a charming multi-fuel stove creates a warm and inviting focal point. The contemporary kitchen has been professionally fitted with sleek white high-gloss units, striking work surfaces and integrated appliances, with a useful utility room providing additional storage and direct access to the rear garden.

Upstairs, the property offers two generously sized double bedrooms, both beautifully presented, with the principal bedroom benefiting from built-in wardrobes. A modern family bathroom completes the upper level, featuring a stylish three-piece suite with shower over bath.

Externally, the home enjoys a landscaped front garden with extensive gravel driveway providing ample off-street parking. The enclosed rear garden is ideal for families and entertaining alike, with patio seating, lawn and excellent privacy.

Further benefits include gas central heating and double glazing throughout. Ideally located close to Coupar Angus Primary School and the town's range of cafés and independent shops, this outstanding home is a credit to its current owners. Early viewing is highly recommended.



Key property features

- ✓ Quiet Cul de Sac
- ✓ Spacious accommodation throughout
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Driveway for multiple vehicles
- ✓ Tastefully decorated throughout
- ✓ Modern kitchen and bathroom
- ✓ Multi-fuel stove
- ✓ Close to local amenities and school
- ✓ Sun filled living space













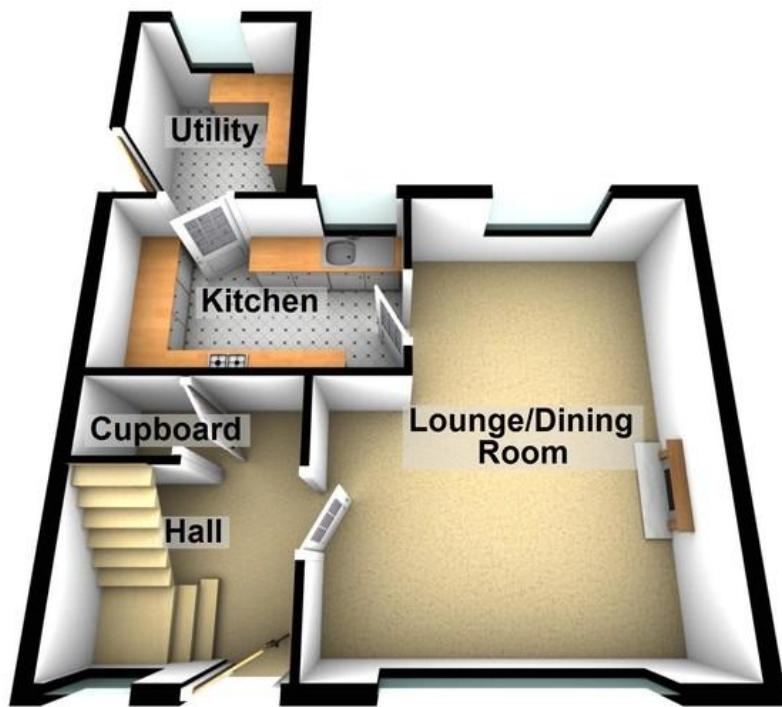
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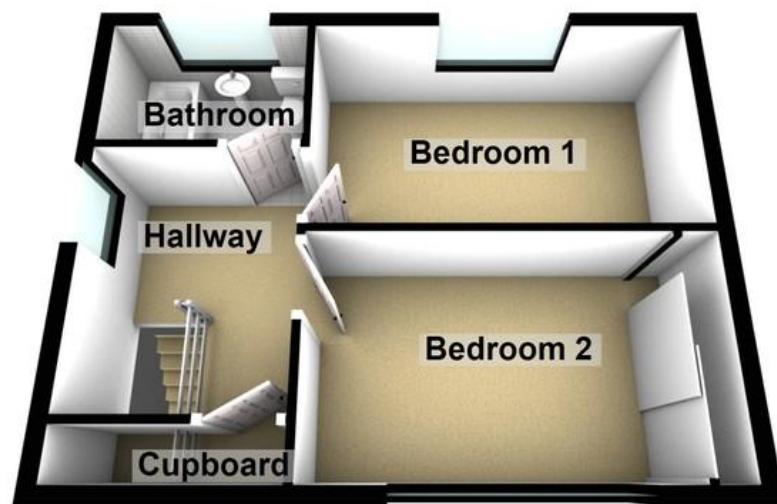


Floorplans

Ground Floor



First Floor



Property Room Sizes

LOUNGE/DINER

17' 8" x 14' 9" (5.4m x 4.5m)

KITCHEN

11' 9" x 7' 2" (3.6m x 2.2m)

UTILITY ROOM

8' 10" x 6' 11" (2.71m x 2.12m)

BEDROOM 1

14' 1" x 8' 6" (4.3m x 2.6m)

BEDROOM 2

12' 1" x 8' 10" (3.7m x 2.7m)

BATHROOM

7' 10" x 5' 2" (2.4m x 1.6m)

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

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