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Leading Perthshire Estate Agency

18 Middlehills, Coupar Angus, Blairgowrie, PH13 9BD

Offers Over £120,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

18 Middlehills, Coupar Angus, Blairgowrie, PH13 9BD

Many thanks for your interest with 18 Middlehills, Coupar Angus, Blairgowrie, PH13 9BD.

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.



Property Summary

Next Home Estate Agents are delighted to present 18 Middlehills, Coupar Angus, a charming two bedroom semi-detached home. This inviting property offers spacious accommodation throughout, thoughtfully designed to provide comfort, practicality and a wonderful setting to call home.

The ground floor features a bright and generously proportioned lounge, perfect for relaxing or entertaining guests. The kitchen provides ample space for cooking and dining, while a convenient WC adds to the home's practicality for everyday living.

Upstairs, the property continues to impress with two well-sized bedrooms. The principal bedroom benefits from three built-in wardrobes, offering exceptional storage, while the second bedroom also includes a built-in wardrobe. A modern shower room with a large walk-in shower completes the first floor.

The home further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Excellent storage can be found across both levels, enhancing the sense of space and organisation.

Externally, the property enjoys on-street parking and a large garden laid mainly to lawn with a patio area, ideal for outdoor dining and relaxation. A garden shed provides additional storage, while the truly outstanding panoramic views over the River Isla and towards the Mounth mountain range create a spectacular backdrop, offering a rare opportunity to enjoy breathtaking scenery from your own home.

18 Middlehills presents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-maintained home in a scenic and desirable location. Arrange your viewing today with Next Home Estate Agents and discover all that this delightful property has to offer.



Key property features

- ✓ 2 Large Double Bedrooms
- ✓ Excellent storage
- ✓ Spacious rooms throughout
- ✓ Large garden
- ✓ Stunning panoramic views
- ✓ Gas central heating
- ✓ Double glazing
- ✓ On street parking
- ✓ Close to local amenities
- ✓ Close to Perth and Dundee









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 rear gardens and garages. 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.

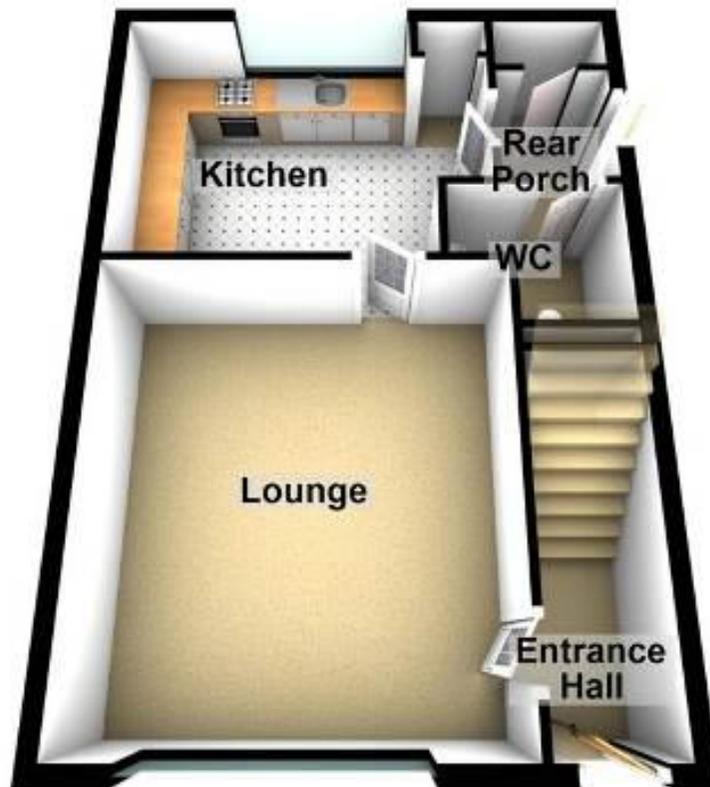


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Floorplans

Ground Floor



First Floor





Property Room sizes

KITCHEN

13' 1" x 8' 9" (4m x 2.68m)

LOUNGE

12' 1" x 14' 6" (3.69m x 4.42m)

WC

5' 8" x 6' 9" (1.75m x 2.06m)

BEDROOM 1

10' 8" x 10' 2" (3.26m x 3.1m)

BEDROOM 2

9' 6" x 13' 1" (2.91m x 4.01m)

SHOWER ROOM

6' 11" x 5' 9" (2.11m x 1.76m)

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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