



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Flat 1, The Barn, Trades Lane, Coupar Angus, Blairgowrie, PH13

Offers Over £105,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Flat 1, The Barn, Trades Lane, Coupar Angus,  
Blairgowrie, PH13 9DN

Many thanks for your interest with Flat 1, The Barn, Trades Lane, Coupar Angus, Blairgowrie, PH13 9DN.

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

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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.

Coupar Angus is ideally located for commuting to Perth, Dundee and Forfar.



# Property Summary

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A rare opportunity to purchase this newly renovated self contained TWO BEDROOM FIRST FLOOR APARTMENT situated within a quiet location in the town of Coupar Angus.

The pristine and spacious accommodation comprises entrance hall and stairs to the first floor; landing with 3 rear facing double glazed sash and case windows; utility area with 2 cupboards, one housing the boiler and space for washer/dryer; bathroom with white suite comprising WC, wash hand basin, bath and shower cubicle together with complementary wall paneling; 2 front facing double bedrooms; open plan dual aspect lounge/kitchen diner with vaulted ceiling, integrated appliances and space for free standing fridge/freezer.

There is new double glazing and gas central heating throughout.

Externally there is an enclosed area of communal ground to the side and rear which is gravel chipped for ease of maintenance and has the benefit of having a small, paved patio area.



# Key property features

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- ✓ Newly converted apartment
- ✓ Open plan living space
- ✓ Bathroom with a 4 piece suite
- ✓ Sash and case double glazed windows
- ✓ Gas central heating
- ✓ Spacious accommodation
- ✓ Self contained
- ✓ Communal garden
- ✓ Vaulted ceiling feature
- ✓ On street parking













Have a property to sell?

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



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# Floorplans

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# Property Room sizes

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## **VESTIBULE**

*8' 1" x 3' 11" (2.46m x 1.19m)*

## **HALL**

*24' 2" x 3' 9" (7.37m x 1.14m)*

## **LOUNGE/KITCHEN/DINER**

*16' 9" x 16' 0" (5.11m x 4.88m)*

## **BEDROOM**

*12' 9" x 8' 10" (3.89m x 2.69m)*

## **BEDROOM**

*12' 8" x 9' 1" (3.86m x 2.77m)*

## **BATHROOM**

*8' 5" x 7' 0" (2.57m x 2.13m)*

## **UTILITY AREA**

*5' 7" x 5' 4" (1.7m x 1.63m)*

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.



# NEXTHOME

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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](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)

*The only Perthshire estate agent available 7 days until 9pm*

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