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Leading Perthshire Estate Agency

Coralden Cottage, Islabank Farm, Coupar Angus, Blairgowrie,

Offers Over £420,000


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ESTATE & LETTING AGENTS

Buying with Next Home

Coralden Cottage, Islabank Farm, Coupar Angus,
Blairgowrie, PH13 9HJ

Many thanks for your interest with Coralden Cottage, Islabank Farm, Coupar Angus, Blairgowrie, PH13 9HJ.

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.

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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

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.

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





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Property Summary

Next Home are delighted to bring this recently renovated 4 bedroom detached cottage situated in the most picturesque location just outside Blairgowrie.

The property has been finished to a very high standard and set over one level comprising: Boot room, utility room, open plan living with a fully fitted Charles Mackintosh kitchen with solid oak worktops and attractive tiling, island with a instant boiling water tap, dining area and a lounge with wood-burning stove.

A principal bedroom has been freshly decorated and benefits from a dressing room, modern en-suite and countryside views to the front. 3 further bedrooms are located in the property with a room currently used as a lounge and a family bathroom.

Coraldden Cottage sits on approx. 3/4 acre and benefits from stunning panoramic countryside views, easy to maintain gardens with patio and decking areas ideal for outdoor dining and off-street parking for multiple vehicles.

Additionally there is planning permission for a double garage to the rear.



Key property features

- ✓ Porcelain tiles
- ✓ Renovated throughout
- ✓ Dressing area
- ✓ Modern en-suite
- ✓ 3/4 acres
- ✓ Stunning countryside views
- ✓ Ideal family home
- ✓ Planning permission for double garage
- ✓ Close to local amenities













Have a property to sell?

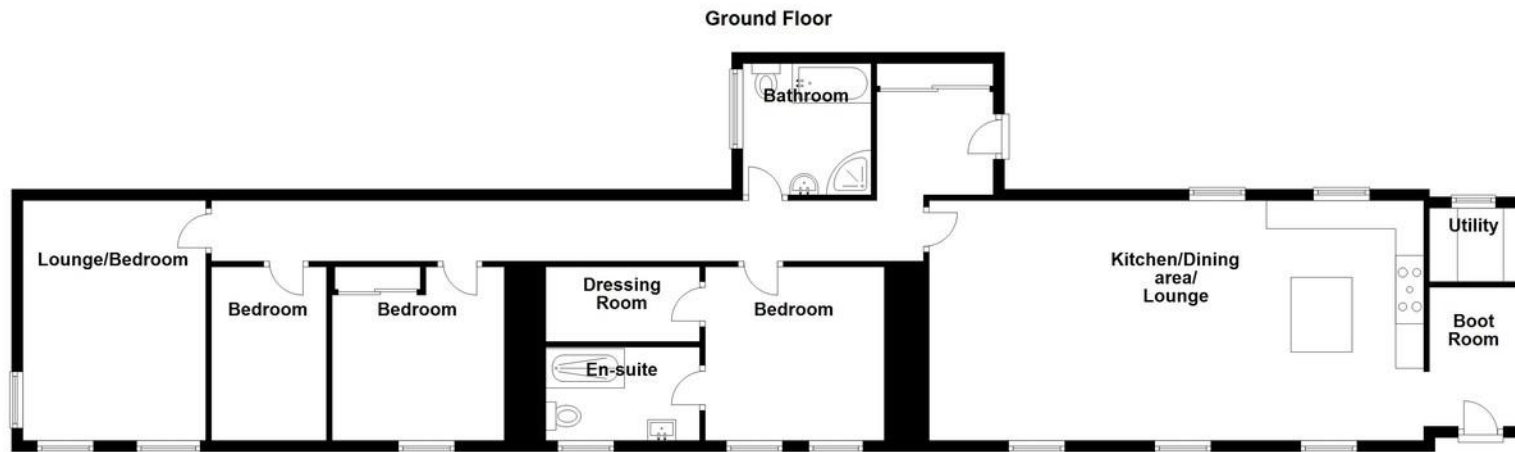
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

BOOT ROOM

9' 8" x 5' 5" (2.95m x 1.65m)

UTILITY ROOM

5' 3" x 5' (1.6m x 1.52m)

KITCHEN/DINING/LOUNGE

30' 3" x 15' 6" (9.22m x 4.72m)

PRINCIPAL BEDROOM

12' 6" x 12' 4" (3.81m x 3.76m)

DRESSING ROOM

8' 8" x 6' 3" (2.64m x 1.91m)

ENSUITE

9' 10" x 5' 3" (3m x 1.6m)

BEDROOM/LOUNGE

15' 4" x 12' 2" (4.67m x 3.71m)

BEDROOM

12' 4" x 10' 3" (3.76m x 3.12m)

BEDROOM

12' 6" x 6' 7" (3.81m x 2.01m)

BATHROOM

9' 6" x 9' 3" (2.9m x 2.82m)

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:

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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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