

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Strathview, Leys of Hallyburton, Coupar Angus, Blairgowrie,

Offers Over £220,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Strathview, Leys of Hallyburton, Coupar Angus,  
Blairgowrie, PH13 9JX

Many thanks for your interest with Strathview, Leys of Hallyburton, Coupar Angus, Blairgowrie, PH13 9JX.

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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This semi-detached bungalow offers country living in a peaceful setting within a small, picturesque hamlet.

The property is within commuting distance of Dundee, Perth and Forfar.

The property is also just a short drive from Blairgowrie and Coupar Angus where a range of amenities and schooling can be found.





# Property Summary

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A rare opportunity to purchase this deceptively spacious TWO BEDROOM SEMI DETACHED BUNGALOW situated within extensive garden grounds and affording magnificent countryside views.

The accommodation comprises entrance hall; lounge with fireplace; breakfasting kitchen with modern units and appliances including cooker, microwave, fridge /freezer and washing machine; sun room with doors to the garden; double bedroom with en-suite WC; further double bedroom with fitted wardrobes and shower room with white suite.

There is electric heating and double glazing throughout.

Externally the sizeable garden grounds are predominantly laid to lawn with planted borders. Garage. Two timber sheds.



# Key property features

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- ✓ Rare to the market
- ✓ Large landscaped garden
- ✓ Beautiful Views
- ✓ Driveway & Garage
- ✓ Quiet rural location
- ✓ Bright Kitchen
- ✓ Lounge & Sun room
- ✓ Shower room & WC
- ✓ 2 Double Bedrooms
- ✓ Electric Heating















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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.



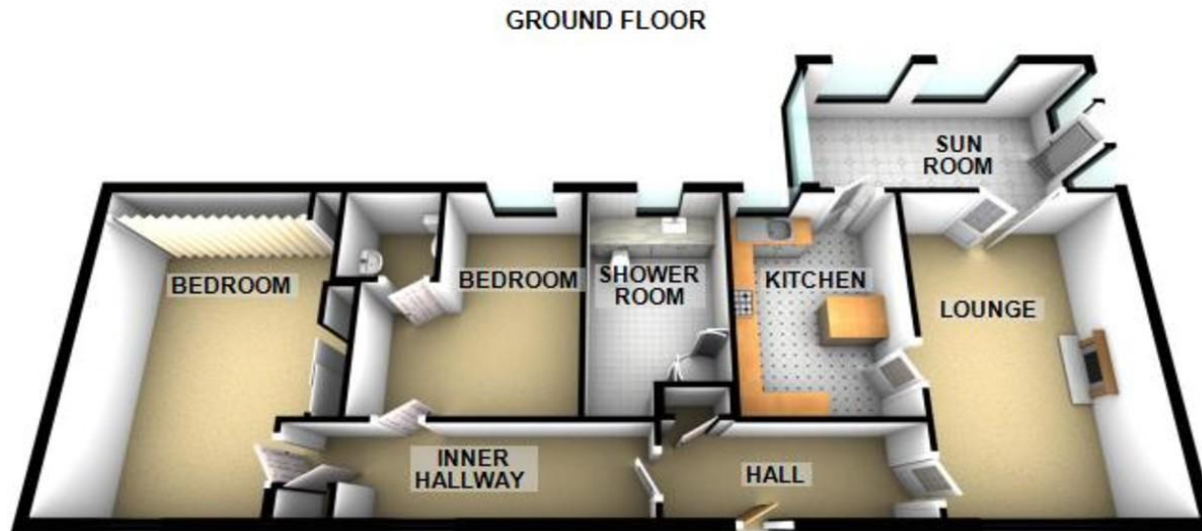
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# Floorplans

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# Property Room sizes

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## HALL

11' 10" x 4' 5" (3.61m x 1.35m)

## INNER HALL

17' 2" x 5' 4" (5.23m x 1.63m)

## LOUNGE

17' 7" x 12' 2" (5.36m x 3.71m)

## BREAKFASTING KITCHEN

12' 3" x 8' 9" (3.73m x 2.67m)

## SUN ROOM

13' 2" x 7' 9" (4.01m x 2.36m)

## SHOWER ROOM

10' 6" x 6' 0" (3.2m x 1.83m)

## BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m)

## WC

5' 10" x 4' 10" (1.78m x 1.47m)

## BEDROOM

14' 4" x 12' 2" (4.37m x 3.71m)

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](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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