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Leading Perthshire Estate Agency

Lilybank, Bogside Road, Coupar Angus, Blairgowrie, PH13 9AY

Offers Over £240,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH13 9AY

Many thanks for your interest with Lilybank, Bogside Road, Coupar Angus, Blairgowrie, PH13 9AY.

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

A rare opportunity to purchase this immaculately presented bespoke SEMI DETACHED 3 BEDROOM BUNGALOW situated within a popular residential area.

This unique property has been recently extended and upgraded to an exceptionally high standard.

The accommodation comprises open plan kitchen/dining/living space with excellent storage facilities, integrated appliances including double oven/microwave, gas hob, dishwasher, fridge and freezer and feature fireplace and door to rear within the lounge area; double bedroom with wardrobe; bathroom with quirky rustic tiling, WC, Wash hand basin, bath & shower; 2 further double bedrooms within the extension, the principle having doors to the rear decking and garden; shower room with contemporary finishings; utility room with door to the side; attic room with window, power & light.

Externally there is driveway to the front and the rear garden is laid to lawn with, patio, decking area, large cabin, currently a home gym and garden dome.



Key property features

- ✓ Bespoke Semi Detached Bungalow
- ✓ Recently Extended
- ✓ Contemporary and tasteful décor throughout
- ✓ Open Plan Kitchen, Dining and Sitting Room
- ✓ 3 Double Bedrooms
- ✓ Bathroom & Shower room
- ✓ Large Attic Room with Window, Light and Power
- ✓ Enclosed garden with decking area
- ✓ Driveway to accommodate several vehicles
- ✓ Rare to the market



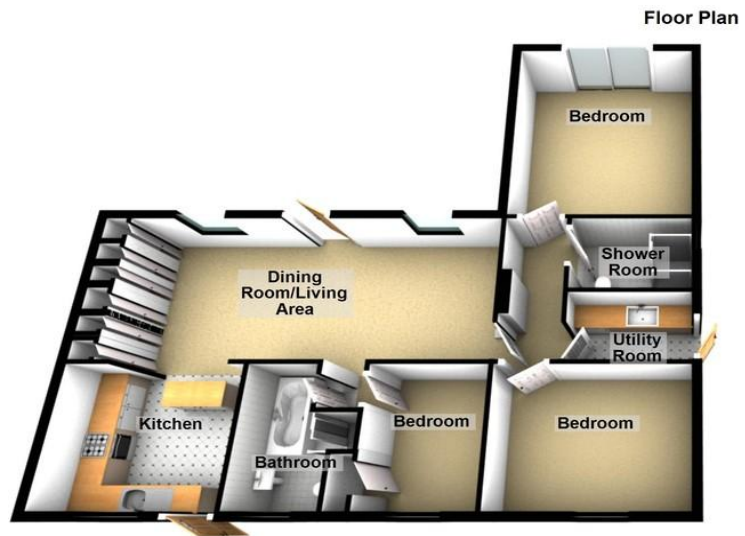


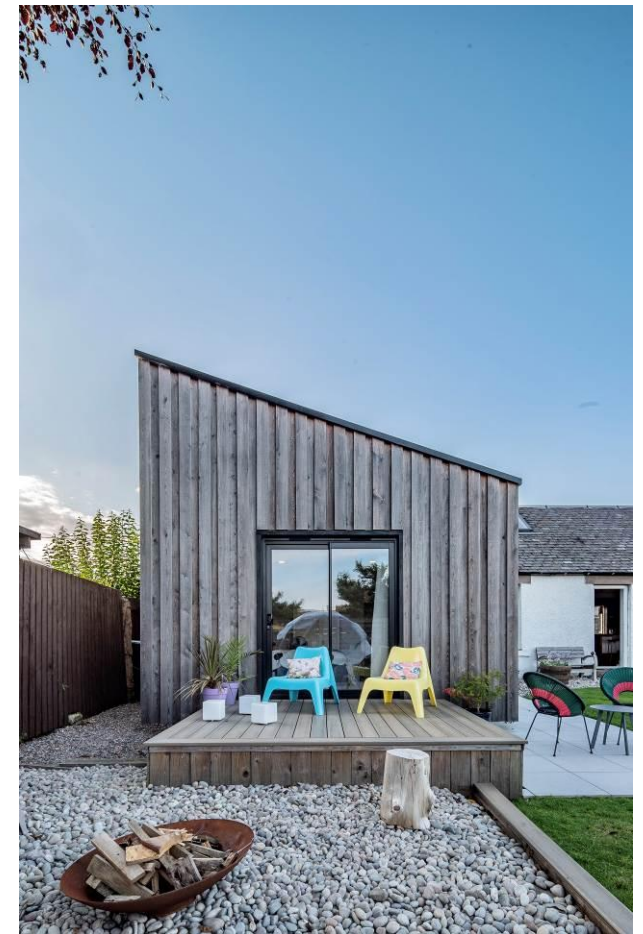






Floorplans





Property Room Sizes

KITCHEN

13' 6" x 8' 1" (4.11m x 2.46m)

DINING AREA

12' 0" x 11' 2" (3.66m x 3.4m)

LOUNGE

17' 4" x 11' 7" (5.28m x 3.53m)

BATHROOM

9' 3" x 6' 10" (2.82m x 2.08m)

BEDROOM 3

9' 5" x 9' 3" (2.87m x 2.82m)

INNER HALL

12' 3" x 3' 8" (3.73m x 1.12m)

BEDROOM 2

12' 10" x 12' 8" (3.91m x 3.86m)

BEDROOM 1

18' 3" x 12' 8" (5.56m x 3.86m)

SHOWER ROOM

8' 6" x 6' 0" (2.59m x 1.83m)

UTILITY ROOM

8' 6" x 5' 10" (2.59m x 1.78m)

ATTIC ROOM

23' 7" x 11' 2" (7.19m x 3.4m)

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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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

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