

Buy your next home with Next Home

Leading Perthshire Estate Agency

22 Church Place, Coupar Angus, Blairgowrie, PH13 9BP

Offers Over £120,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

22 Church Place, Coupar Angus, Blairgowrie, PH13 9BP

Many thanks for your interest with 22 Church Place, Coupar Angus, Blairgowrie, PH13 9BP.

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

Coupar Angus is a charming small town in Perthshire, ideally situated between Perth and Dundee. Steeped in history, it offers a friendly community atmosphere with excellent local amenities, including shops, cafes, and primary schooling.

The surrounding countryside is beautiful and unspoiled, perfect for walking, cycling, and outdoor pursuits. With strong transport links to major cities, Coupar Angus combines the peace of rural living with convenient access to urban centres. Its mix of traditional stone properties and modern homes appeals to families, commuters, and retirees alike.



Property Summary

We are delighted to bring to the market this well-presented two-bedroom semi-detached villa which offers bright and spacious accommodation, ideal for a range of buyers.

Upon entering, you are greeted by a welcoming entrance hall complete with a useful understairs storage cupboard. The spacious lounge/dining room is the heart of the home, featuring a gas fire and dual aspect windows to the front and rear, allowing natural light to fill the space throughout the day.

The kitchen is well-appointed with ample storage and workspace, offering space for white goods. Upstairs, the landing provides a large storage cupboard and leads to two generous double bedrooms, both tastefully decorated. A modern bathroom completes the accommodation, fitted with a contemporary suite and stylish finishes.

Externally, the property enjoys low-maintenance gardens to the front and rear, with potential for outdoor seating or further landscaping.



Key property features

- ✓ Ideal for first time buyers
- ✓ 2 double bedrooms
- ✓ Well presented
- ✓ Gas central heating
- ✓ Good Storage
- ✓ Spacious rooms throughout
- ✓ Close to all local amenities
- ✓ Close to Perth and Dundee









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

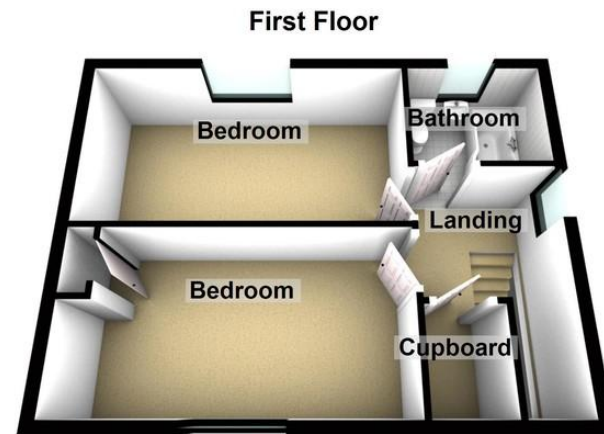
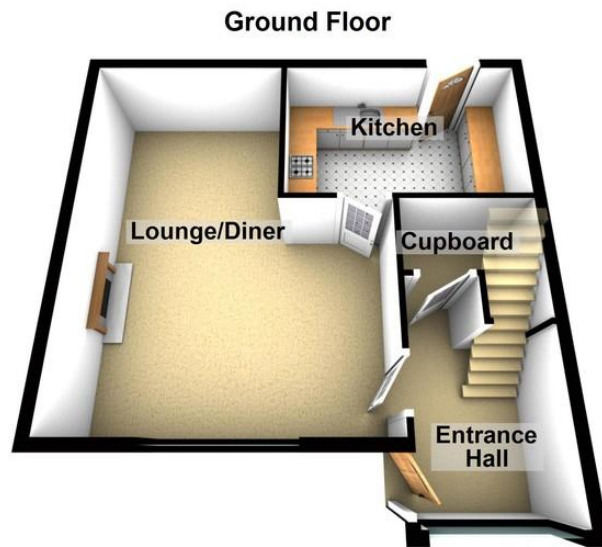
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE HALL

11' 1" x 6' 3" (3.38m x 1.91m)

LOUNGE

15' 1" x 10' 2" (4.6m x 3.1m)

DINING AREA

9' 2" x 8' 9" (2.79m x 2.67m)

KITCHEN

12' 1" x 6' 8" (3.68m x 2.03m)

BEDROOM

15' 7" x 8' 5" (4.75m x 2.57m)

BEDROOM

15' 7" x 8' 5" (4.75m x 2.57m)

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

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:

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

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