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Leading Perthshire Estate Agency

Flat B, Rodgers Buildings, Perth Road, Coupar Angus, Blairgowrie, PH13 9LZ

Offers Over £50,000

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ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest in Flat B, Rodgers Buildings, Perth Road, Coupar Angus, Blairgowrie, PH13 9LZ.

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 renown 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 01764 42 43 44.

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.

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 courses in Scotland. To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.



Property summary

We are delighted to bring to the market this ground floor studio apartment situated in the quiet town of Coupar Angus.

This charming ground floor studio apartment offers a bright and practical living space, ideal for first-time buyers or investors.

The property features a tastefully decorated kitchen, a modern shower room, and a well-proportioned studio living area with a comfortable and contemporary feel throughout.

There is gas central heating and double glazing throughout.

Externally, the property enjoys both a private front garden and access to a communal rear garden, providing outdoor space to relax and enjoy the surroundings.

Additionally, there is a section of land pertaining to the property, offering extra potential for storage, planting, or personal use.



Key property features

- ✓ Ideal investment opportunity
- ✓ Chain free
- ✓ Well presented
- ✓ Studio apartment
- ✓ Communal areas
- ✓ Garden to the side of block
- ✓ Front garden
- ✓ Gas central heating
- ✓ Double glazing



Floorplans





Property Room Sizes

HALL

LOUNGE/BEDROOM 15' 5" X 12' 7" (4.7M X

3.84M)

KITCHEN 11' 9" X 7' 7" (3.58M X 2.31M)

SHOWER ROOM 8' 6" X 5' 1" (2.59M X

1.55M)

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	1a James Square, Crieff	01764 65 00 44
41 – 43 Allan Street, Blairgowrie	01796 54 80 14	211 High Street, Auchterarder	01764 66 36 66
47a Atholl Road, Pitlochry	01796 54 80 14	Email sales@nexthomeonline.co.uk	

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

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