A wide-angle aerial photograph of a residential neighborhood. The houses are mostly two-story detached or semi-detached, with dark roofs and light-colored walls. The area is surrounded by green fields and some mature trees. The sky is clear and blue.

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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.





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Property Summary

Next Home are delighted to bring this immaculately presented 4 bedroom detached villa set within a popular residential area of Coupar Angus.

The property is entered via a welcoming vestibule which leads through to a dining hall, creating an excellent first impression. The spacious lounge offers ample room for free-standing furniture and features an electric fireplace, providing a comfortable space to relax. To the rear, a modern open-plan kitchen is complemented by a snug and study, ideal for both family living and home working.

The kitchen is well equipped with quartz worktops and integrated appliances including a dishwasher, induction hob, fridge & freezer. A separate utility room adds further practicality.

On the first floor, the landing gives access to a generous principal bedroom with built-in mirrored wardrobes and a contemporary en-suite comprising his and hers sinks, shower and WC. There are three further bedrooms, two of which benefit from built-in wardrobes, along with a modern family bathroom fitted with a WC, wash hand basin and bath with shower over.

Externally, the property enjoys a good-sized south-facing rear garden with a large patio, raised beds and lawn. To the front, there is off-street parking for 3 vehicles and access to the single garage.



Key property features

- ✓ Oak floor on ground floor
- ✓ Modern bathroom & en-suite
- ✓ Spacious rooms throughout
- ✓ Modern kitchen
- ✓ Single Garage
- ✓ Ideal for a family home
- ✓ Good storage
- ✓ Immaculately presented
- ✓ South facing garden
- ✓ Gas central heating











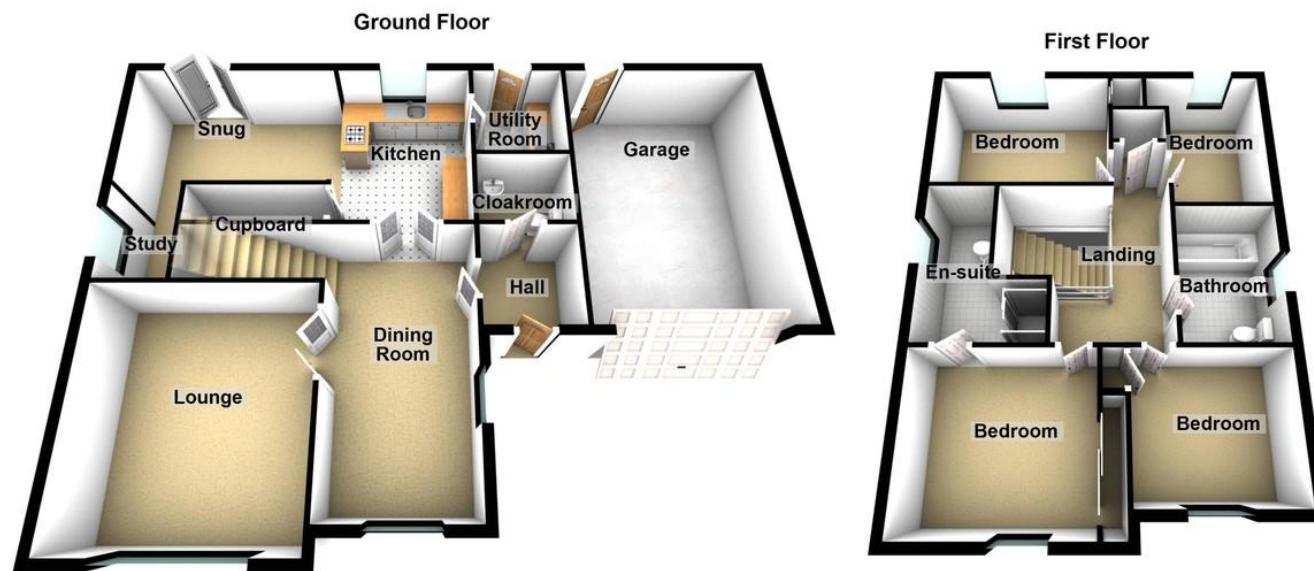


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Floorplans





Property Room sizes

ENTRANCE PORCH

7' 5" x 5' 7" (2.26m x 1.7m)

W/C

6' 3" x 5' 9" (1.91m x 1.75m)

DINING HALL

18' 6" x 9' 9" (5.64m x 2.97m)

LOUNGE

15' 3" x 13' 6" (4.65m x 4.11m)

KITCHEN

12' 3" x 11' 5" (3.73m x 3.48m)

SNUG

12' 1" x 9' 1" (3.68m x 2.77m)

STUDY

8' 5" x 5' 3" (2.57m x 1.6m)

UTILITY ROOM

7' 5" x 7' 2" (2.26m x 2.18m)

LANDING

14' 5" x 9' 1" (4.39m x 2.77m)

PRINCIPAL BEDROOM

12' 4" x 10' 9" (3.76m x 3.28m)

ENSUITE

11' x 7' 1" (3.35m x 2.16m)

BEDROOM

11' 2" x 8' 7" (3.4m x 2.62m)

BEDROOM

9' 10" x 9' 5" (3m x 2.87m)

BEDROOM

11' x 8' (3.35m x 2.44m)

BATHROOM

9' 2" x 5' 7" (2.79m x 1.7m)

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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