



**Inglesyde Coupar Angus Road, Blairgowrie, PH10 6JY**  
**Offers over £375,000**

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# Inglesyde Coupar Angus Road Blairgowrie, PH10 6JY

- Charming detached home
- Spacious living room
- Large detached garage
- High degree of privacy
- Easy access to travel links
- Four bedrooms
- Extensive garden grounds
- Scope for extending/development
- Gas central heating
- Plentiful off-street parking

This charming 4 bedroom detached home is set within extensive garden grounds and is located in a sought-after area of Blairgowrie. Boasting plenty of character and charm throughout, this eye-catching property is full of potential and may also offer further scope for extending the current living space or development within the grounds. It also features gas central heating double glazing plentiful off street parking and a large detached garage/workshop.

On the ground floor there is an impressive entrance hallway with stairs to the first floor and large storage cupboard, a spacious living room with front-facing bay window and open fire, a modern bathroom, a large double bedroom with built-in storage, a generous dining kitchen and a separate laundry room. Onto the first floor there are 3 bedrooms all with built in storage space. The property sits centrally within the extensive garden grounds and is ideally set back from the street, resulting in a high degree of privacy. The size and orientation of the garden grounds may also offer potential for extending the current living space or development. The garden grounds feature sprawling areas of lawn a selection of colourful plants, mature trees and shrubs and a large driveway and turning point providing plentiful off-street parking. There is also a large detached garage/workshop equipped with power, lighting and water supply and may offer potential for conversion into a studio or separate dwelling subject to necessary permissions being obtained.

Offers over £375,000





Blairgowrie lies in the heart of northern Perthshire offering access to some of the finest shooting, salmon fishing and other outdoor pursuits. There are numerous quality golf courses within easy reach including the famous Rosemount and Landsdowne courses on Golf Course Road itself. This property offers easy access to all that this part of Perthshire has to offer, and yet is only 20 minutes drive from both the major cities of Perth and Dundee. The central belt can be easily reached in approximately one hours drive and Edinburgh airport is approximately one hour twenty minutes away. There is also a local bus stop very close by and easy access to the various shops, cafes, supermarkets and schooling within the town.







**TOTAL: 1563 sq. ft, 146 m2**  
 FLOOR 1: 1040 sq. ft, 97 m2, FLOOR 2: 523 sq. ft, 49 m2  
 EXCLUDED AREAS: GARAGE: 737 sq. ft, 68 m2, FIREPLACE: 8 sq. ft, 1 m2, " " : 135 sq. ft, 13 m2

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

