



Camellia Cottage 95 Causewayend, Coupar Angus, PH13 9DX
Offers over £165,000

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Camellia Cottage 95 Causewayend Coupar Angus, PH13 9DX

- 2 spacious double bedrooms
- Dining kitchen
- Exceptional storage space
- Shed and summerhouse, all with electric power
- Secure parking for multiple vehicles
- Generous lounge with multi-fuel stove
- Double glazing and gas central heating
- 7m x 5.1m double garage/workshop
- Substantial garden grounds
- Move-in condition

Nestled in the peaceful residential outskirts of Coupar Angus, this deceptively spacious 2-bedroom cottage offers a comfortable blend of character and flexibility. From its modest frontage on Causewayend, the property extends rearwards into extensive garden grounds, that lead through to Bogside Road, providing a unique opportunity to utilise the outdoor spaces for a variety of creative purposes.

Conveniently laid out across one level, the property opens into a hallway, leading into the generous lounge, with a multi-fuel stove, perfect for relaxing evenings, and then into the spacious kitchen - featuring plentiful units and also garden views - that doubles as a delightful dining area that is ideal for family meals or entertaining guests. The two double bedrooms are generously proportioned, one featuring a large walk-in wardrobe, and the other also with a built-in wardrobe. A well-finished bathroom with shower completes the internal accommodation. The substantial loft area is not currently floored, but is fitted with a double-glazed Velux window, offering you potential for yet more storage, or even accommodation, subject to the usual permissions. Step outside and you will discover a lovely landscaped rear garden - a true hidden retreat - featuring a summerhouse and mature planting, leading towards a fertile vegetable garden, modern shed, the substantial double garage with integral workshop/storage areas and a large parking area, which is laid in tarmac, and accessed via a private, gated driveway from Bogside Road. The property is well-maintained, and offers you a unique opportunity to enjoy the substantial outdoor spaces from a comfortable home, set in a peaceful and welcoming community.

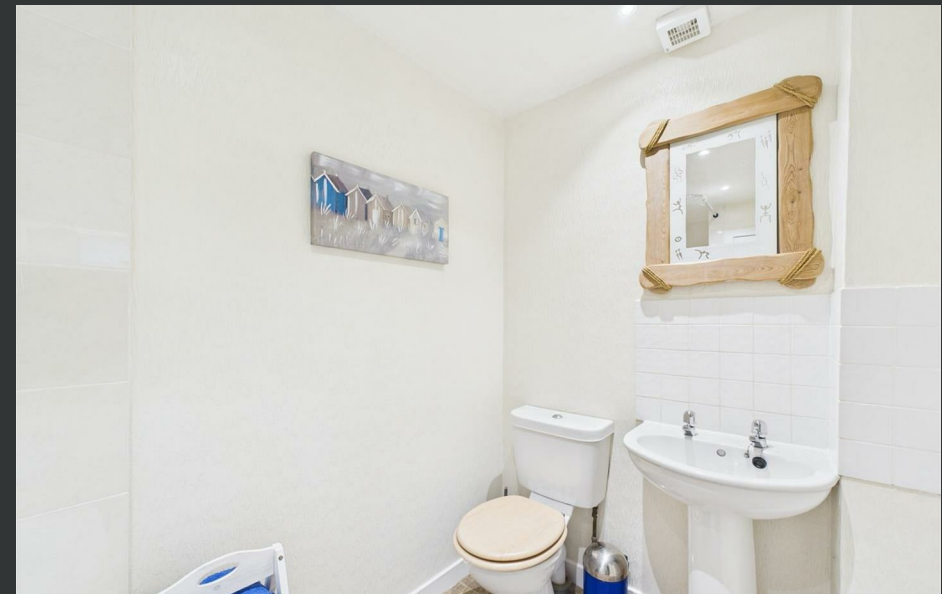
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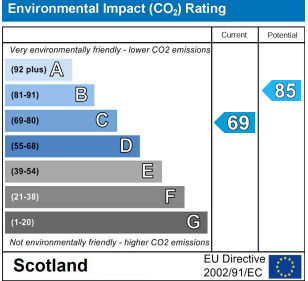
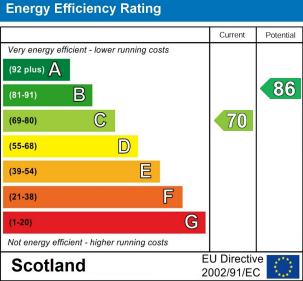
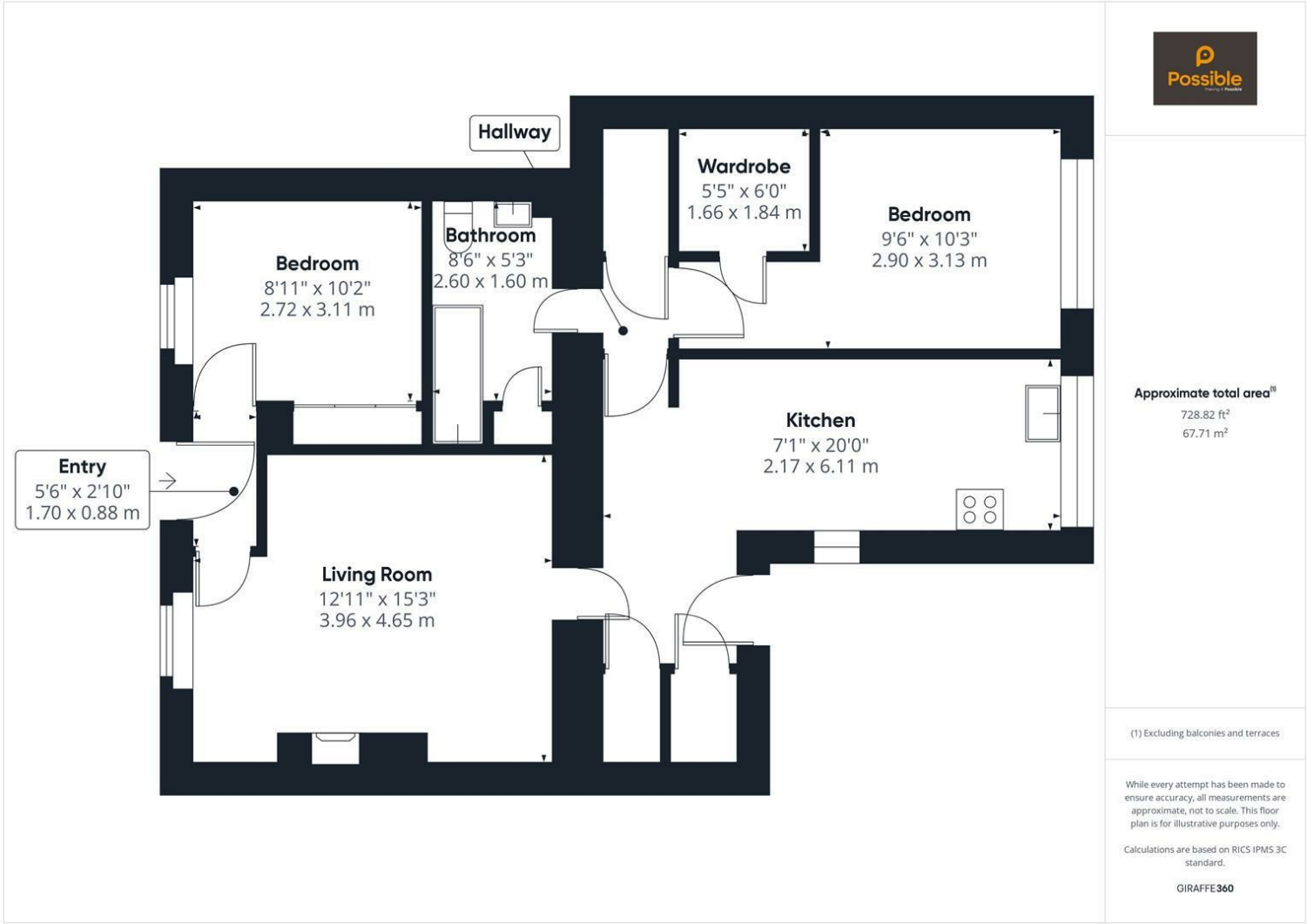


Location

Coupar Angus is a well-connected, semi-rural village in Perthshire, offering the perfect balance of countryside living and everyday convenience. Situated between Perth and Dundee, it provides easy access to both cities via regular bus routes and road links. Locally, you'll find a range of shops, schools, healthcare services and eateries – all within walking distance. Outdoor lovers will enjoy nearby riverside walks, golf courses, and countryside trails. The village fosters a strong sense of community, making it ideal for families, retirees, or anyone seeking a quieter pace of life without compromising on amenities. A truly warm and welcoming place to call home.







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.