



HARMONY HOMES
ESTATE AGENCY



Ellerslie Blairgowrie Road, Coupar Angus, PH13 9AT

Offers over £398,000





Offers over £398,000

Ellerslie Blairgowrie Road

Coupar Angus, PH13 9AT

Nestled on the charming Blairgowrie Road in Coupar Angus, this exquisite detached stone Villa is a true gem, boasting an impressive 2,648 square feet of living space. Immaculately maintained, the property showcases a delightful blend of original features and modern comforts, including high ceilings, elegant coving, and stunning bay windows that flood the rooms with natural light.

Upon entering, you are welcomed by a grand vestibule leading into a spacious hallway. The sitting room is a highlight, featuring an original fireplace complemented by a contemporary wood-burning stove, perfect for cosy evenings. The dining room, with its expansive bay window, offers a splendid setting for entertaining. A large office or multi-purpose room provides flexibility for your needs, while the separate kitchen and dining area, complete with a stylish kitchen island, opens through patio doors to the enchanting wrap-around garden.

The sunroom, adorned with a beautiful roof lantern, invites you to relax and enjoy the views of the lush garden. Additional conveniences include a well-appointed utility/boot room, a W/C, and a cellar for extra storage.

Ascending the staircase, you are greeted by a magnificent stained glass window that adds a touch of elegance. The first floor comprises four generously sized bedrooms, all featuring large windows that enhance the airy feel of the home. The main bathroom boasts a luxurious freestanding bath, while a separate shower room and a further W/Cs ensure ample facilities for family and guests.

The property also includes an external annex, complete with living space, kitchen, bathroom, and bedroom, providing an ideal space for guests or as a home office. The expansive wrap-around garden is a true sanctuary, complemented by two garages and two sheds for additional storage.

This stunning home offers an abundance of space and character, making it a perfect choice for families seeking a blend of traditional charm and modern living in a picturesque setting



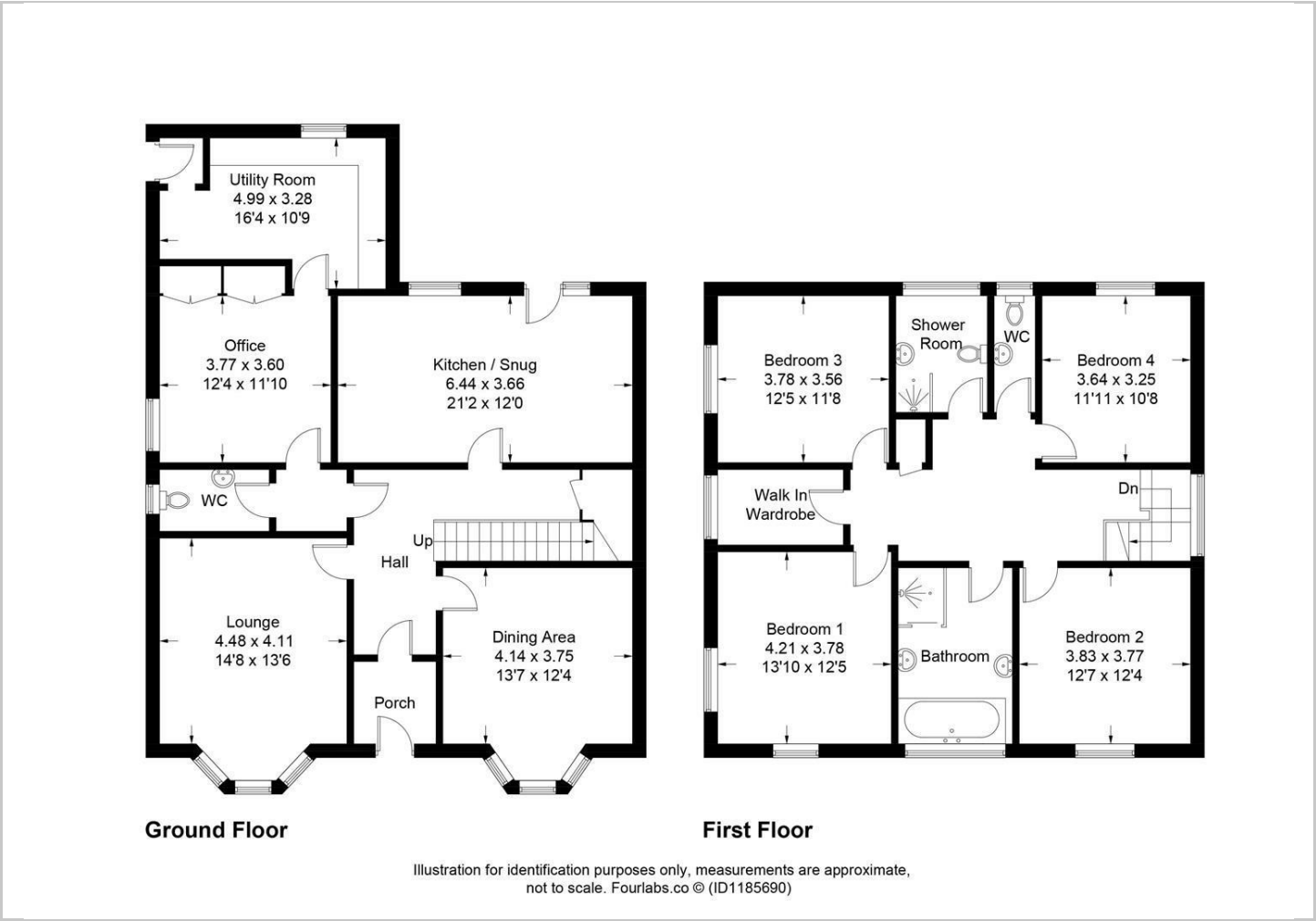


Directions





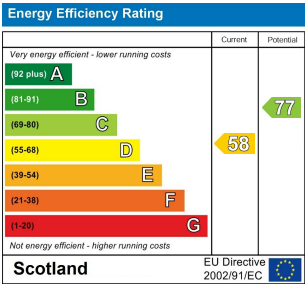
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Harmony Homes Office on 01382 819155 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.