

Simple Approach



**Coach House, Mundamalla Cottage Coupar Angus Road, Blairgowrie  
PH12 8TP**

**Offers over £299,450**

Simple Approach are pleased to welcome this detached family home known as The Coach House to the Perthshire residential sales market. Set within the ever desirable and highly sought after area of Newtyle, this lovely property is ideally situated to take advantage of all the local amenities found close by along with being just a drive or convenient public commute away from Perth or Dundee City Centre. The property offers spacious accommodation set across two floors, comprising; an entrance hallway, an open plan kitchen / dining room, a bright and spacious lounge, three bathrooms / shower rooms and four bedrooms. Practical attributes include gas central heating and double glazing throughout. This excellent property lends itself to a wide range of purchasers and would be an ideal home for any first-time buyer or growing family looking for a well-located property. Externally the property enjoys an impressive garden and picturesque views over rolling countryside hills. In addition the village of Newtyle provides Primary education at the local school, beautiful church, village store with conveniences such as postal service / cafe and a local carpet shop. A community hall is also available and lends itself to many events including coffee mornings and any gender exercise classes, whilst the local pub provides a welcoming social environment to accompany warming pub food. A fantastic bus service provides convenient commuting to Dundee, Forfar, Meigle, Alyth, Blairgowrie and Perth. The property is within easy access of major supermarkets and interesting local walks are available for all to enjoy. Viewing is essential to appreciate all that is on offer here at The Coach House.

**Lounge**

18'11" x 16'11" (5.79 x 5.18)

**Kitchen + Dining Room**

13'3" x 26'5" (4.06 x 8.06)

**Bedroom Four (Downstairs)**

7'10" x 8'5" (2.40 x 2.57)

**Bedroom Three (Downstairs)**

15'7" x 9'4" (4.77 x 2.86)

**Downstairs Bathroom**

5'5" x 6'0" (1.67 x 1.85)

**Downstairs Shower Room**

4'0" x 9'5" (1.24 x 2.88)

**Bedroom One (Upstairs)**

13'2" x 11'5" (4.03 x 3.49)

**Bedroom Two (Upstairs)**

11'1" x 13'5" (3.38 x 4.10)

**Upstairs Bathroom**

9'3" x 7'0" (2.84 x 2.15)

**Utility Room**

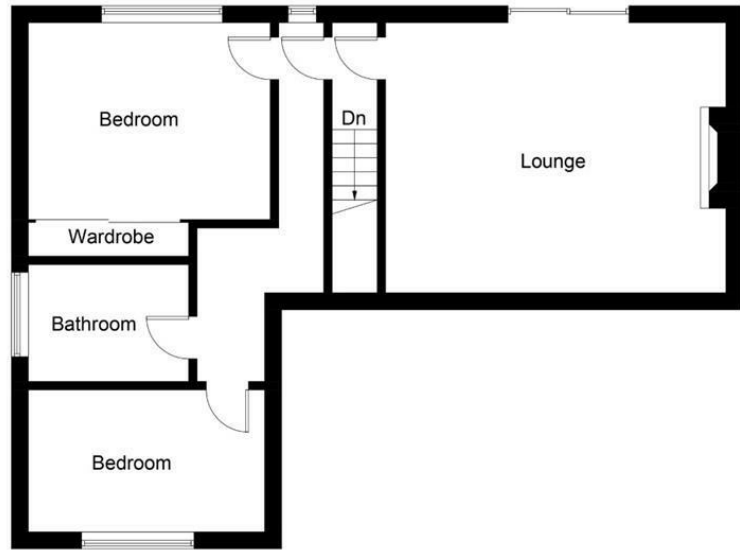
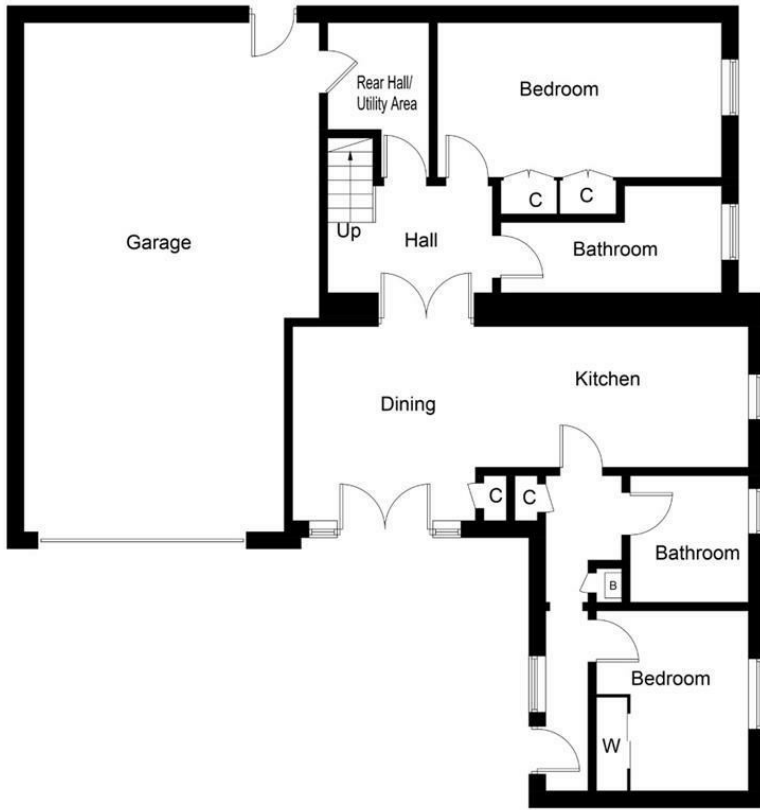
9'4" x 6'6" (2.87 x 1.99)





- Detached House
- Gas Central Heating
- Spacious Accommodation Throughout
- Located behind new private one property development
- Four Bedrooms
- Full Double Glazing
- Picturesque Views
- Excellent Family Home
- Sizeable Garage
- Convenient Public Transport within village

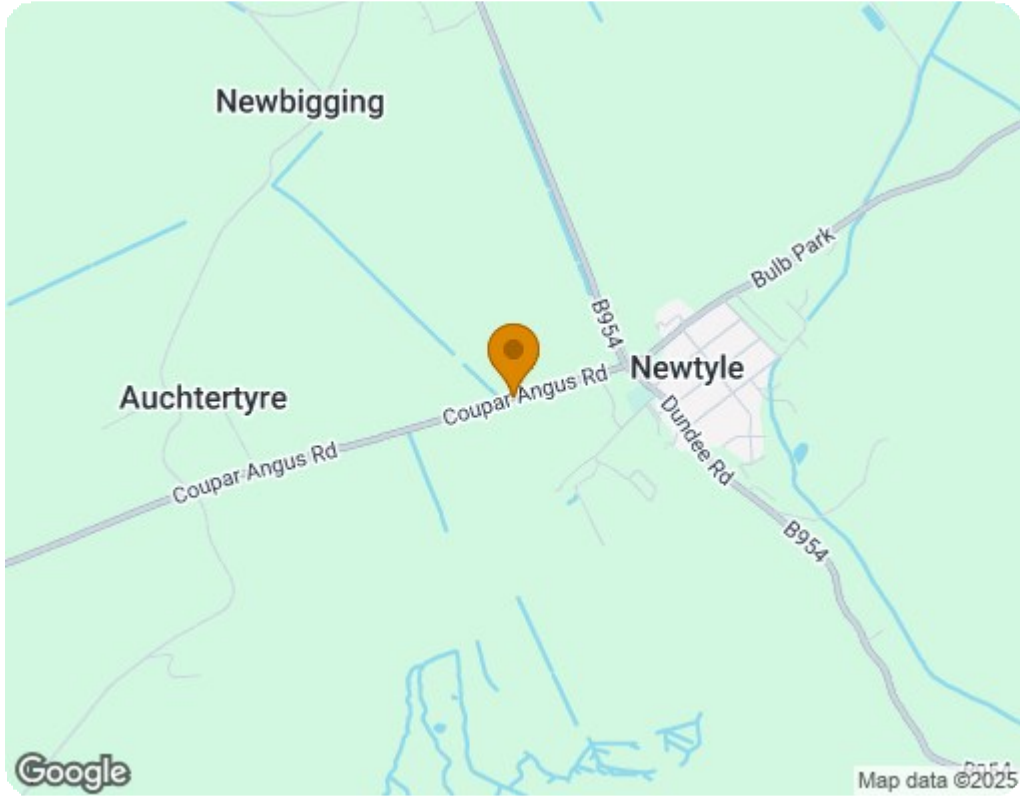




Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139426)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>60</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland EU Directive 2002/91/EC		