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6 Sidlaw Crescent, Coupar Angus, Blairgowrie, PH13 9BX
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Buying with Next Home

6 Sidlaw Crescent, Coupar Angus, Blairgowrie, PH13 9BX

Many thanks for your interest with 6 Sidlaw Crescent, Coupar Angus, Blairgowrie, PH13 9BX.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

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If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

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.








Property Summary

Set within a popular and well-established residential area of Coupar, 6 Sidlaw Crescent presents an inviting opportunity to acquire a well-proportioned two-bedroom mid-terrace home, ideally suited to first-time buyers, downsizers, or investors seeking a property with strong everyday appeal.

The home offers a sense of space throughout, with generously sized rooms that create a comfortable and flexible living environment. Both bedrooms are well-proportioned doubles, providing ample room for furnishings while maintaining a bright and airy feel. Thoughtful design ensures excellent storage options are available, helping to keep the living spaces uncluttered and practical for modern living.

At the heart of the property lies a well-laid-out kitchen and dining area, offering a sociable and functional space for both everyday meals and entertaining. The layout supports a natural flow between cooking and dining, making it a central hub of the home.

The property benefits from double glazing and electric heating, contributing to warmth and efficiency throughout the year. Externally, the home is complemented by low-maintenance gardens to both the front and rear, allowing for outdoor enjoyment without the burden of extensive upkeep. On-street parking is readily available, adding to the overall convenience.

Positioned close to a range of local amenities, including shops, services, and transport links, this property combines residential tranquillity with accessibility. 6 Sidlaw Crescent is a well-rounded home that balances comfort, practicality, and location, making it an excellent choice for a variety of buyers.

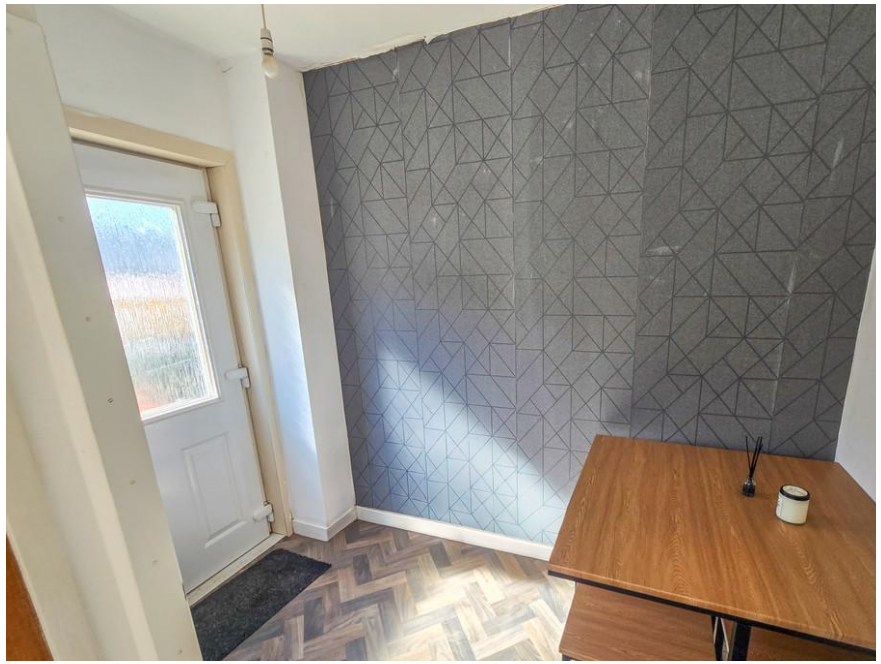




Key property features

- 2 Double bedrooms
- Spacious rooms throughout
- Kitchen/diner
- Excellent storage
- Double glazing
- Electric heating
- Low maintenance gardens front and back
- On street parking
- Popular residential area
- Close to local amenities





















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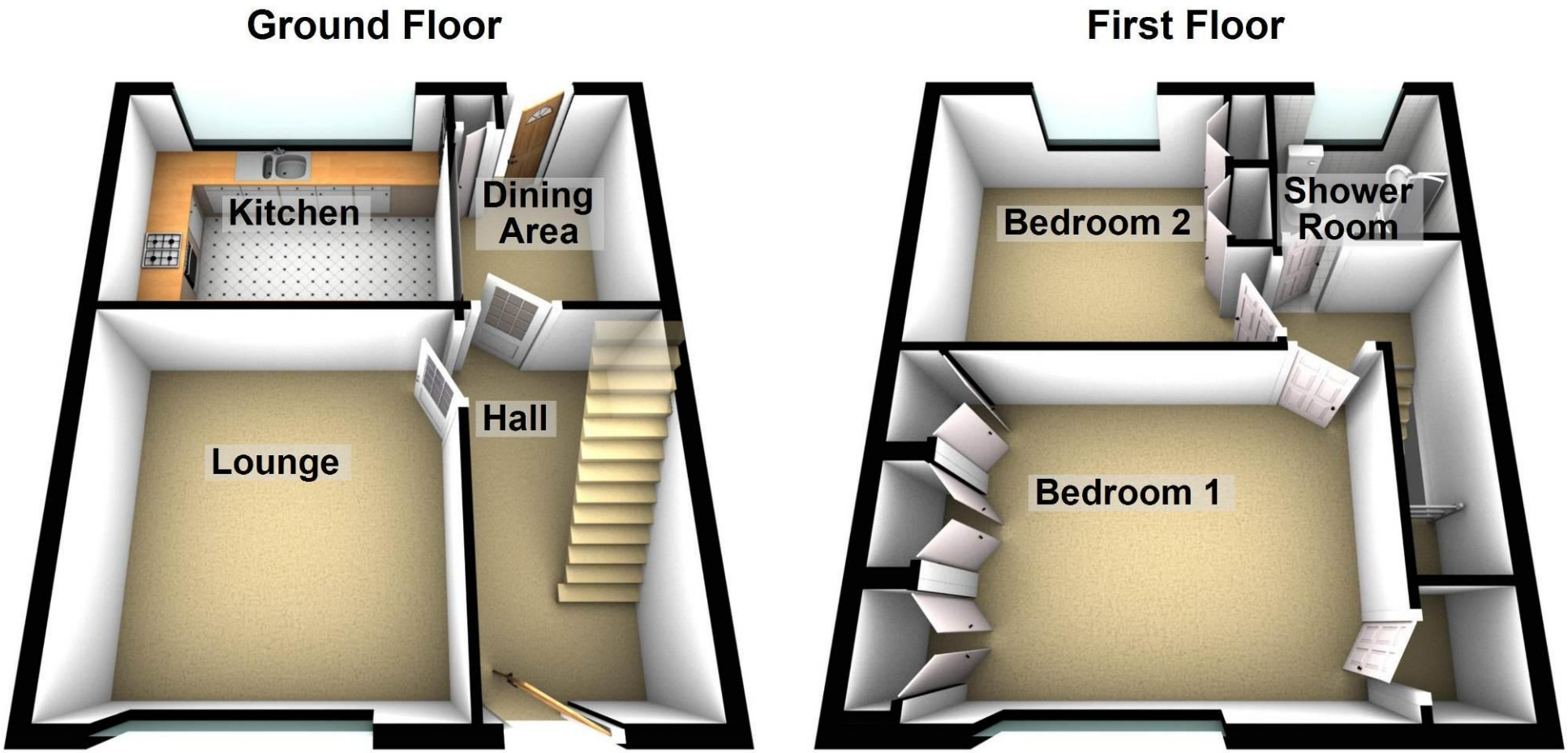
Floorplans


Ground Floor
Kitchen
Dining Area
Hall
Lounge
First Floor
Bedroom 2
Shower Room
Bedroom 1





Property Room Sizes

KITCHEN/DINER

19' 1" x 8' 2" (5.82m x 2.49m)

LOUNGE

12' 5" x 12' 2" (3.78m x 3.71m)

HALL

6' 2" x 12' 5" (1.88m x 3.78m)

BEDROOM 1

13' 4" x 10' 8" (4.06m x 3.25m)

BEDROOM 2

12' 1" x 10' 1" (3.68m x 3.07m)

SHOWER ROOM

6' 2" x 5' 7" (1.88m 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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47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44
211 High Street, Auchterarder.....01764 66 36 66
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