

# Buy your next home with Next Home

Leading Perthshire Estate Agency

10 Larghan View, Coupar Angus, Blairgowrie, PH13 9FH

Offers Over £310,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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10 Larchan View, Coupar Angus, Blairgowrie, PH13 9FH

Many thanks for your interest with 10 Larchan View, Coupar Angus, Blairgowrie, PH13 9FH.

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.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

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.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown 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.

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# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

# About the Area

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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. Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland. To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.





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# Property Summary

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Next Home are delighted to bring this immaculately presented 4 bedroom detached villa set within a popular residential area of Coupar Angus.

The property is entered via a welcoming vestibule which leads through to a dining hall, creating an excellent first impression. The spacious lounge offers ample room for free-standing furniture and features an electric fireplace, providing a comfortable space to relax. To the rear, a modern open-plan kitchen is complemented by a snug and study, ideal for both family living and home working.

The kitchen is well equipped with quartz worktops and integrated appliances including a dishwasher, induction hob, fridge & freezer. A separate utility room adds further practicality.

On the first floor, the landing gives access to a generous principal bedroom with built-in mirrored wardrobes and a contemporary en-suite comprising his and hers sinks, shower and WC. There are three further bedrooms, two of which benefit from built-in wardrobes, along with a modern family bathroom fitted with a WC, wash hand basin and bath with shower over.

Externally, the property enjoys a good-sized south-facing rear garden with a large patio, raised beds and lawn. To the front, there is off-street parking for 3 vehicles and access to the single garage.



# Key property features

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- ✓ Oak floor on ground floor
- ✓ Modern bathroom & en-suite
- ✓ Spacious rooms throughout
- ✓ Modern kitchen
- ✓ Single Garage
- ✓ Ideal for a family home
- ✓ Good storage
- ✓ Immaculately presented
- ✓ South facing garden
- ✓ Gas central heating















# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

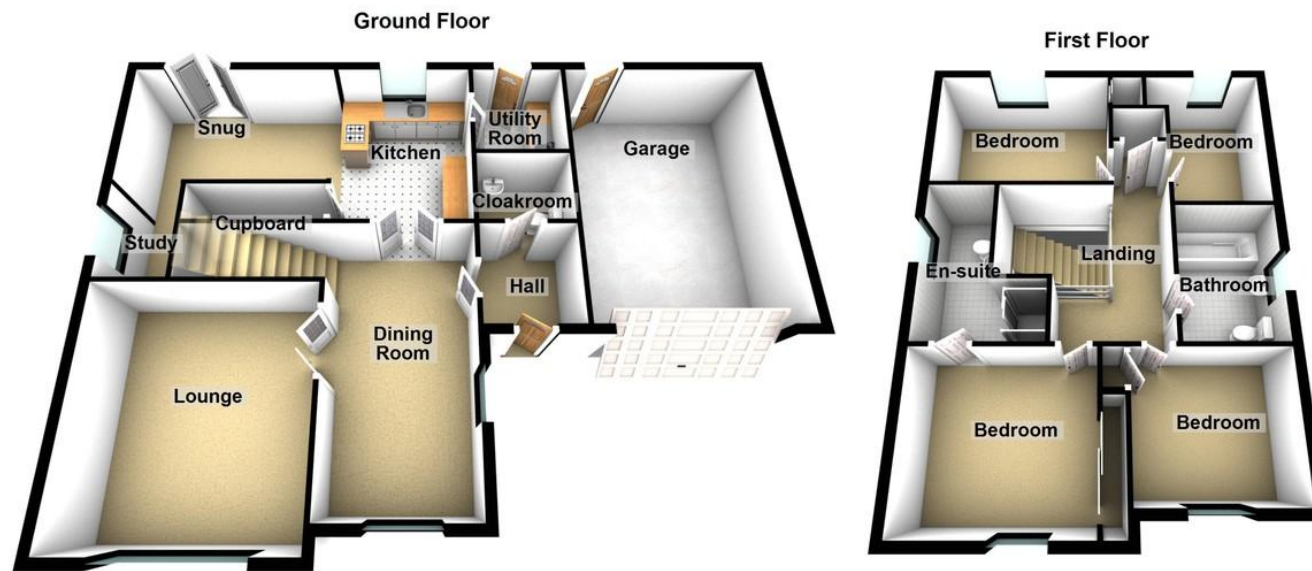


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# Floorplans

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# Property Room sizes

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## **ENTRANCE PORCH**

7' 5" x 5' 7" (2.26m x 1.7m)

## **W/C**

6' 3" x 5' 9" (1.91m x 1.75m)

## **DINING HALL**

18' 6" x 9' 9" (5.64m x 2.97m)

## **LOUNGE**

15' 3" x 13' 6" (4.65m x 4.11m)

## **KITCHEN**

12' 3" x 11' 5" (3.73m x 3.48m)

## **SNUG**

12' 1" x 9' 1" (3.68m x 2.77m)

## **STUDY**

8' 5" x 5' 3" (2.57m x 1.6m)

## **UTILITY ROOM**

7' 5" x 7' 2" (2.26m x 2.18m)

## **LANDING**

14' 5" x 9' 1" (4.39m x 2.77m)

## **PRINCIPAL BEDROOM**

12' 4" x 10' 9" (3.76m x 3.28m)

## **ENSUITE**

11' x 7' 1" (3.35m x 2.16m)

## **BEDROOM**

11' 2" x 8' 7" (3.4m x 2.62m)

## **BEDROOM**

9' 10" x 9' 5" (3m x 2.87m)

## **BEDROOM**

11' x 8' (3.35m x 2.44m)

## **BATHROOM**

9' 2" x 5' 7" (2.79m 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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02  
47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44  
211 High Street, Auchterarder.....01764 66 36 66  
Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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