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Leading Perthshire Estate Agency

11 Causewayend, Coupar Angus, Blairgowrie, PH13 9DP

Offers Over £85,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 11 Causewayend, Coupar Angus, Blairgowrie, PH13 9DP.

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 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. 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.



Property Summary

Set within the heart of Coupar Angus, 11 Causewayend is a well-presented first-floor apartment offering comfortable accommodation, modern finishes, and a convenient central position close to local amenities.

The home is accessed via a private entrance and opens into a small porch and internal hall, leading through to a generously sized lounge.

This welcoming living space benefits from a feature fireplace and provides ample room for a full range of furniture.

To the rear, the kitchen/breakfast room is modern and well laid out, fitted with stylish units, good workspace, and excellent storage. There is also space for a breakfast table, creating a practical area for everyday dining.

The accommodation includes two bright bedrooms, both well-proportioned, with one featuring useful built-in storage. A contemporary shower room completes the layout, finished with quality wall panelling and a large walk-in shower enclosure.

Externally, the property enjoys access to a private rear courtyard garden, laid with gravel and patio areas, offering a low-maintenance outdoor space suitable for seating, pots, or drying.



Key property features

- ✓ Ideal for first time buyers
- ✓ Private garden
- ✓ Self-contained apartment
- ✓ Well presented
- ✓ Modern kitchen
- ✓ Spacious lounge
- ✓ Chain free
- ✓ Gas central heating
- ✓ Close to local amenities
- ✓ Close to Dundee & Perth









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are set back from the roads by green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

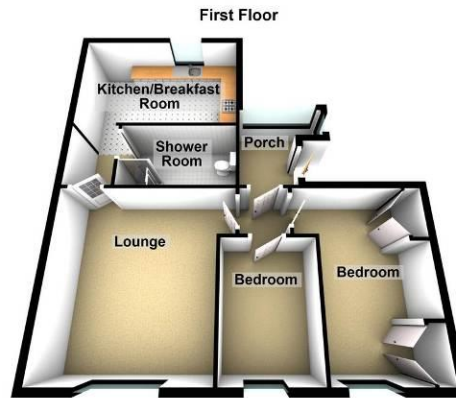
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





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Property Room sizes

PORCH

6' 1" x 5' 8" (1.85m x 1.73m)

HALL

4' 4" x 3' 4" (1.32m x 1.02m)

LOUNGE

13' 10" x 12' 10" (4.22m x 3.91m)

KITCHEN/BREAKFAST ROOM

12' 2" x 9' 1" (3.71m x 2.77m)

BEDROOM

17' 5" x 10' 9" (5.31m x 3.28m)

BEDROOM

11' 5" x 7' 7" (3.48m x 2.31m)

SHOWER ROOM

8' 7" x 5' 1" (2.62m x 1.55m)

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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

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

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