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Leading Perthshire Estate Agency



Gillaroo, Beech Hill Road, Coupar Angus, Blairgowrie, PH13 9AZ

Offers Over £360,000



NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

Gillaroo, Beech Hill Road, Coupar Angus, Blairgowrie,
PH13 9AZ

Many thanks for your interest with Gillaroo,
Beech Hill Road, Coupar Angus, Blairgowrie,
PH13 9AZ.

Next Home Estate Agents dedicate
themselves to be available when you are,
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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

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.





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Property Summary

Next Home Estate Agents are delighted to present Gillaroo, Beech Hill Road, Coupar Angus, PH13 9AZ, a substantial three bedroom detached home set in an elevated position with stunning panoramic views in every direction. This impressive property also benefits from two double garages, a large established garden and a striking Victorian greenhouse.

The ground floor offers generous and versatile accommodation. A spacious kitchen and breakfast room forms the heart of the home, while the dining room with bay window provides an elegant setting for entertaining and can equally serve as a library. The bright dual aspect lounge is filled with natural light from its bay window and enjoys breathtaking views towards the Sidlaw Hills. Two further well proportioned bedrooms, one with built in wardrobe, are located on this level alongside a family bathroom with bath and separate shower. An office, WC and utility room add further practicality to the layout.

Upstairs, the principal bedroom is a south facing, sun filled retreat complete with two built in wardrobes. The shower room features a Velux window and captures superb views across the River Isla towards the Mounth mountain range. There is also access to an extensive wrap around loft space providing excellent additional storage.

Externally, the property is equally impressive. Driveway access to both sides of the plot allows parking for multiple vehicles. The large established south facing garden enjoys all day sunshine and magnificent views towards the Sidlaw Hills, with a substantial Victorian greenhouse enhancing the outdoor space. Two double garages complete the offering. One benefits from a lined loft space, vehicle inspection pit, solar panels and an electric door, while the second, also with an electric door, is currently arranged as a workshop with a small office area.

Gillaroo presents a rare opportunity to acquire a spacious and versatile home in a truly outstanding setting.



Key property features

- ✓ Elevated position
- ✓ Stunning panoramic views
- ✓ Sun drenched south facing garden
- ✓ Spacious accommodation throughout
- ✓ Victorian greenhouse
- ✓ 2 Double garages
- ✓ Parking for multiple vehicles
- ✓ Dual access driveway
- ✓ Gas central heating
- ✓ Solar panels











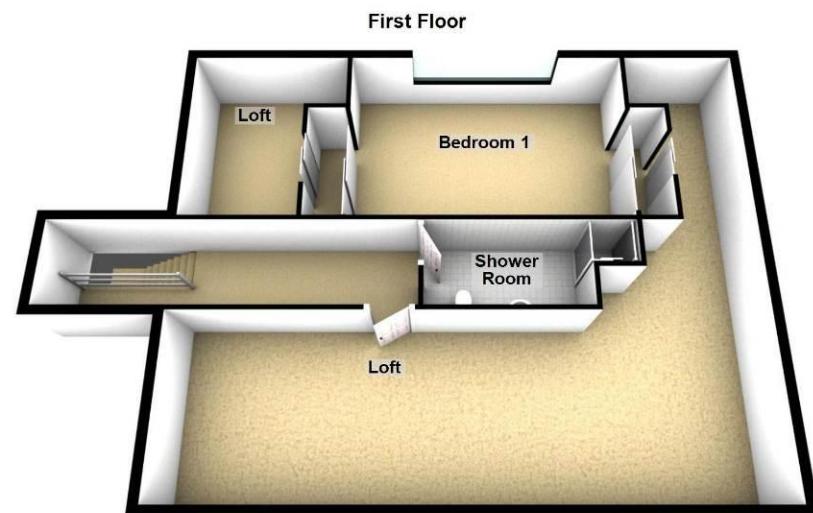
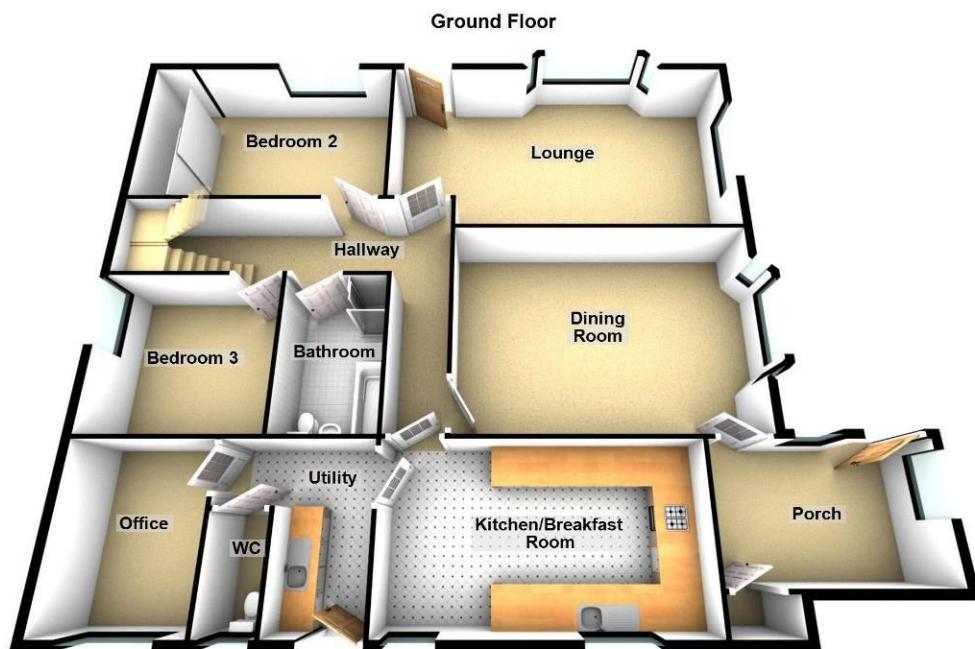


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Floorplans





Property Room sizes

PORCH

10' 1" x 5' 6" (3.08m x 1.68m)

HALLWAY

14' 1" x 5' 0" (4.3m x 1.54m)

KITCHEN/BREAKFAST ROOM

15' 10" x 8' 4" (4.84m x 2.56m)

DINING ROOM

14' 10" x 10' 10" (4.54m x 3.31m)

LOUNGE

19' 6" x 11' 10" (5.95m x 3.63m)

BEDROOM 2

12' 9" x 11' 1" (3.89m x 3.4m)

BEDROOM 3

10' 0" x 8' 8" (3.06m x 2.65m)

BATHROOM

5' 8" x 8' 8" (1.74m x 2.65m)

UTILITY ROOM

8' 0" x 7' 6" (2.44m x 2.3m)

WC

2' 7" x 4' 5" (0.81m x 1.36m)

OFFICE

5' 11" x 7' 6" (1.81m x 2.29m)

BEDROOM 1

12' 5" x 10' 1" (3.8m x 3.09m)

SHOWER ROOM

9' 2" x 5' 1" (2.8m 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.



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