

Buy your next home with Next Home

Leading Perthshire Estate Agency

46 Causewayend, Coupar Angus, Blairgowrie, PH13 9DX

Offers Over £TBC by the home report

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

46 Causewayend, Coupar Angus, Blairgowrie, PH13 9DX

Many thanks for your interest with 46 Causewayend, Coupar Angus, Blairgowrie, PH13 9DX.

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.



Property Summary

A rare opportunity to purchase this deceptively spacious and immaculately presented 2-bedroom Mid Terraced Villa with large, enclosed garden.

The property offers spacious accommodation over 2 floors comprising entrance hall; lounge with feature wood burning stove; dining kitchen with integrated double oven, coffee machine and 5 burner hob together with space for washing machine and dishwasher. Double doors lead from the kitchen to the enclosed garden and there is a further door to the side leading to a covered area, perfect for storage. A modern bathroom and study/office are located on the ground floor and there are 2 double bedrooms, one with en-suite WC on the first floor. Both bedrooms have fitted wardrobes and excellent storage.

Externally the garden is enclosed and laid to lawn with feature fire pit seating area, covered patio/BBQ area and 2 brick stores at the foot of the garden and additional timber shed.

Parking is on street to the front.



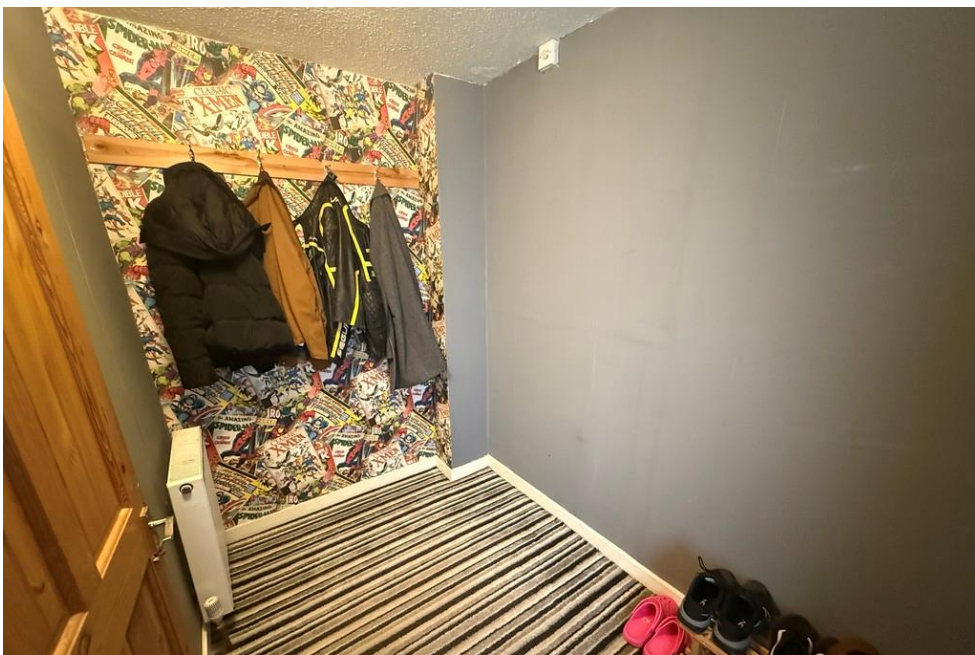
Key property features

- ✓ Deceptively spacious
- ✓ Lounge with wood burning stove
- ✓ Dining Kitchen with doors to the garden
- ✓ Modern Bathroom & En-suite WC
- ✓ Study/Office
- ✓ 2 Double Bedrooms
- ✓ Double Glazing & Gas Central Heating
- ✓ Excellent Storage
- ✓ Enclosed rear garden with feature patio and fire pit seating area
- ✓ Quiet location









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. 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?

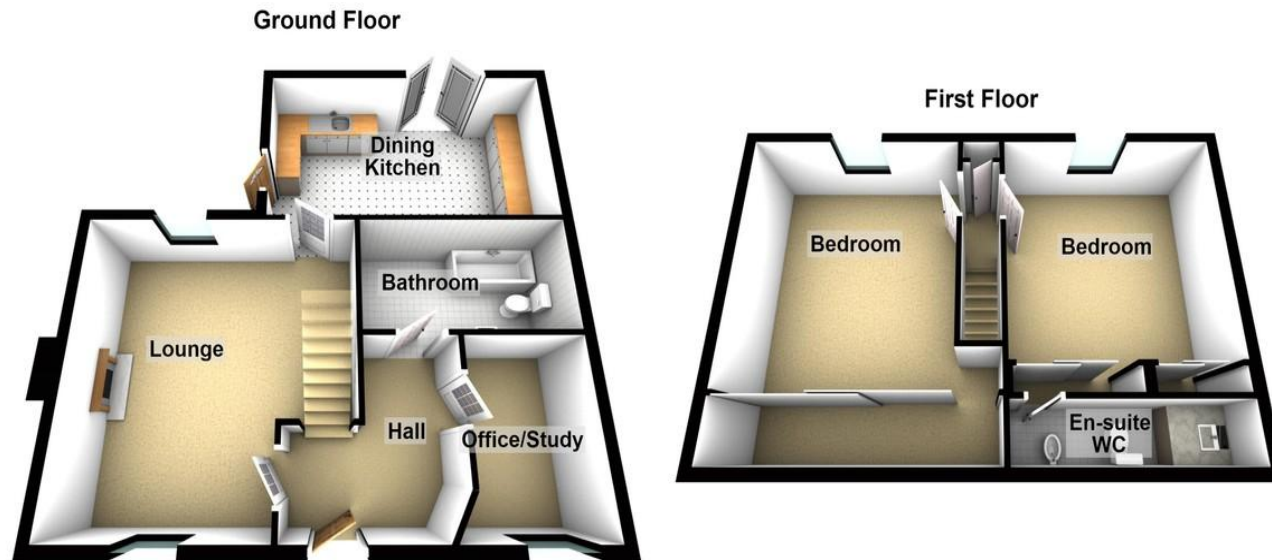
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

8' 7" x 7' 5" (2.62m x 2.26m)

OFFICE/STUDY

8' 6" x 5' 4" (2.59m x 1.63m)

LOUNGE

15' 11" x 9' 0" (4.85m x 2.74m)

DINING KITCHEN

16' 2" x 10' 2" (4.93m x 3.1m)

BATHROOM

8' 1" x 6' 10" (2.46m x 2.08m)

BEDROOM

12' 1" x 9' 3" (3.68m x 2.82m)

BEDROOM

9' 2" x 9' 0" (2.79m x 2.74m)

EN-SUITE WC

8' 10" x 3' 10" (2.69m x 1.17m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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