

# Buy your next home with Next Home

Leading Perthshire Estate Agency

1, Moray Place Candlehouse Lane, Coupar Angus, PH13 9DD

Offers Over £70,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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1, Moray Place Candlehouse Lane, Coupar Angus,  
Perthshire, PH13 9DD

Many thanks for your interest with 1, Moray Place Candlehouse Lane, Coupar Angus, Perthshire, PH13 9DD.

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

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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.



# Property Summary

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Next Home are delighted to bring to the market this well-presented two-bedroom ground floor, self-contained apartment set within a convenient central location in Coupar Angus.

The property is entered via its own private entrance into a large L-shaped hall, benefitting from useful built-in storage and providing access to all accommodation.

The lounge is bright and generously proportioned, with a kitchen located just off, offering good storage and workspace.

There are two double bedrooms, with the principal bedroom further enhanced by a large walk-in wardrobe. A modern shower room completes the accommodation.

Externally, there is off-street parking available to the front, along with a communal drying green to the rear.

A spacious and low-maintenance home, ideal for a range of buyers.



# Key property features

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- ✓ Close to local amenities
- ✓ Ideal for a first-time buyer
- ✓ Good storage
- ✓ Electric heating
- ✓ Spacious lounge
- ✓ Spacious principal bedroom
- ✓ Chain free
- ✓ Communal gardens
- ✓ Off-street parking









# Have a property to sell?

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

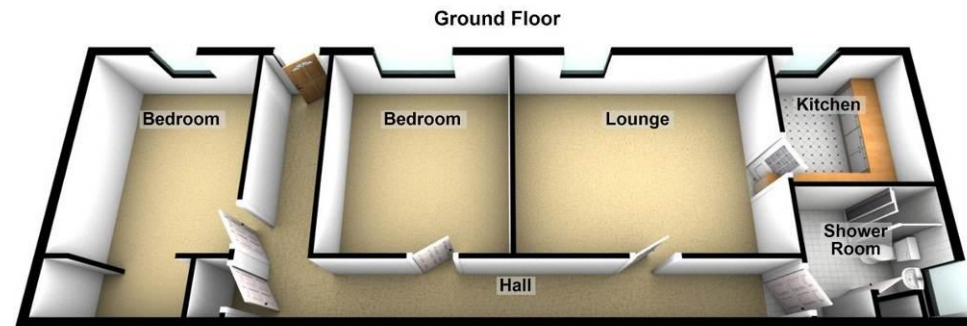


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# Floorplans

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# Property Room Sizes

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## HALL

## LOUNGE

*14' 2" x 12' 3" (4.32m x 3.73m)*

## KITCHEN

*10' 1" x 7' 4" (3.07m x 2.24m)*

## BEDROOM

*12' 7" x 10' 5" (3.84m x 3.18m)*

## BEDROOM

*12' 3" x 10' 6" (3.73m x 3.2m)*

## SHOWER ROOM

*7' 3" x 7' 3" (2.21m x 2.21m)*

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:

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](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)

*The only Perthshire estate agent available 7 days until 9pm*

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