

12 Middlehills

COUPAR ANGUS, BLAIRGOWRIE, PH13 9BD



Three-bedroom semi-detached home with private rear garden, modern interiors and flexible living space



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



12 Middlehills is a semi-detached home offering a well-balanced blend of modern finishes, practical living space, and generous outdoor areas, making it an appealing choice for a range of buyers.

The property is approached via a welcoming main door entrance set behind a neat front garden, creating a pleasant sense of arrival and kerb appeal. A pathway leads to the front door, opening into the home and immediately setting the tone for the stylish interior within.

THE LIVING ROOM & OFFICE



Inside, the living room presents a contemporary and inviting feel, enhanced by new flooring throughout and a striking panelled feature TV wall that acts as a focal point for the space. Large windows allow an abundance of natural light to fill the room, creating a bright and comfortable setting ideal for both relaxing and entertaining. Also on the ground floor is a versatile box room, currently utilised as a home office, offering excellent flexibility for working from home or additional storage if required.

THE KITCHEN



The kitchen is well-appointed with ample storage and generous worktop space, comfortably accommodating a dining table, making it a practical and sociable hub of the home.





Upstairs, a homely landing provides access to the remainder of the accommodation.

THE BATHROOM



BEDROOMS 2 & 3



There are two well-proportioned double bedrooms along with a family bathroom, all finished in a way that complements the overall warmth of the home.



The upper level is further enhanced by a spacious master bedroom, complete with large fitted wardrobes and attractive dormer Velux windows that add both character and natural light. An en-suite shower room serves this level, adding convenience for modern family living.

THE MASTER BEDROOM



Externally, the property boasts a large rear garden, thoughtfully laid out with a combination of paved areas and lawn, offering an ideal balance for outdoor dining, entertaining, and family use. The space is both practical and versatile, with plenty of room for seating areas while still retaining a generous grassy section.

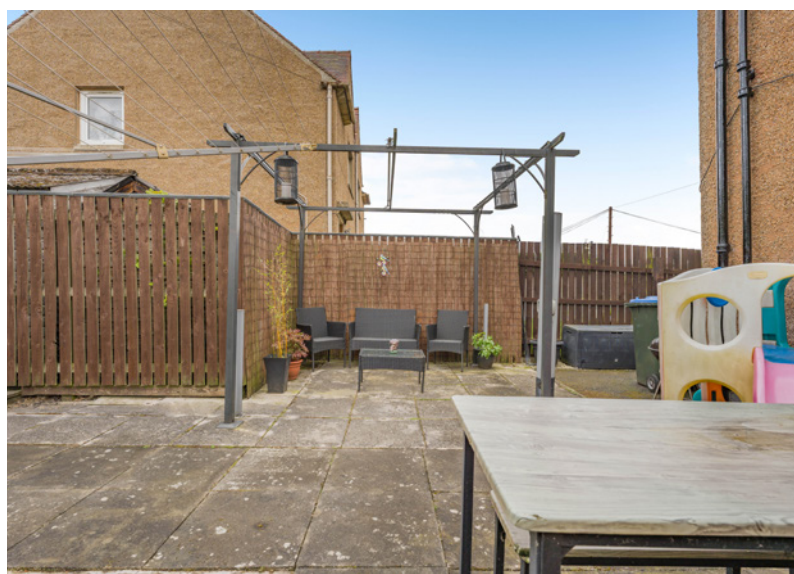
EXTERNALS



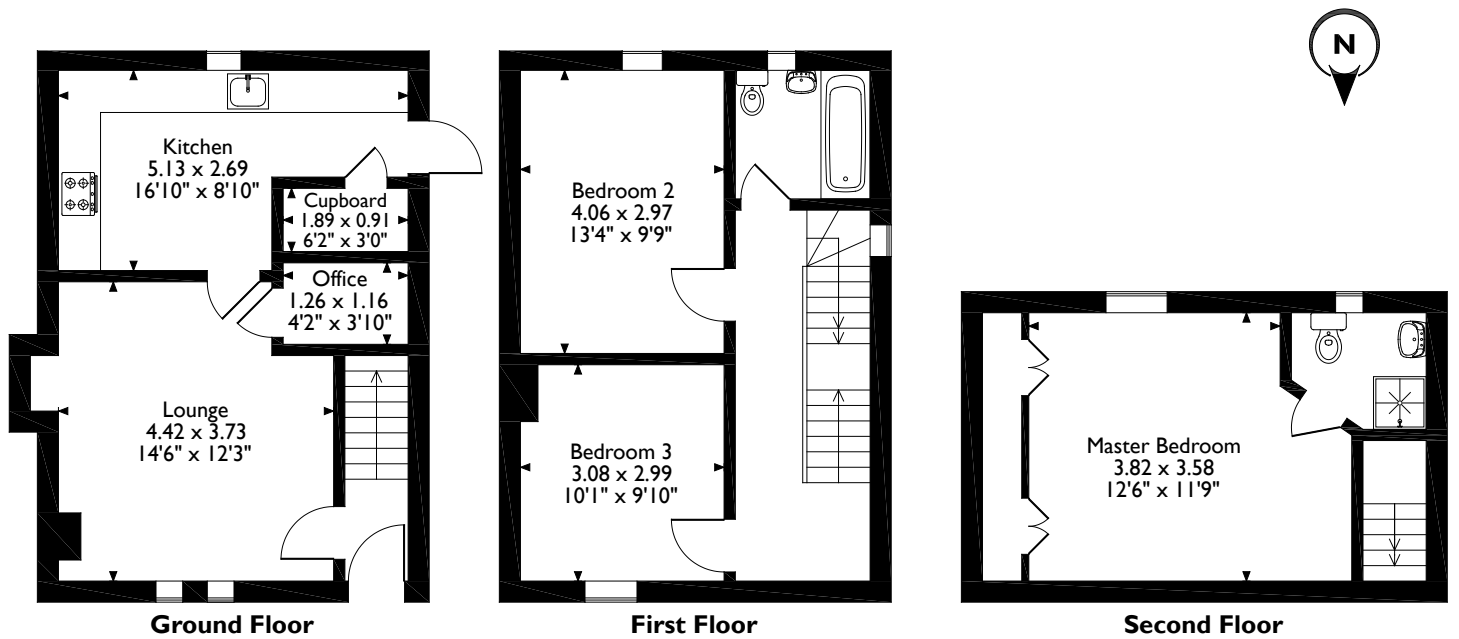
THIS IMAGE HAS BEEN VIRTUALLY EDITED



THIS IMAGE HAS BEEN VIRTUALLY EDITED

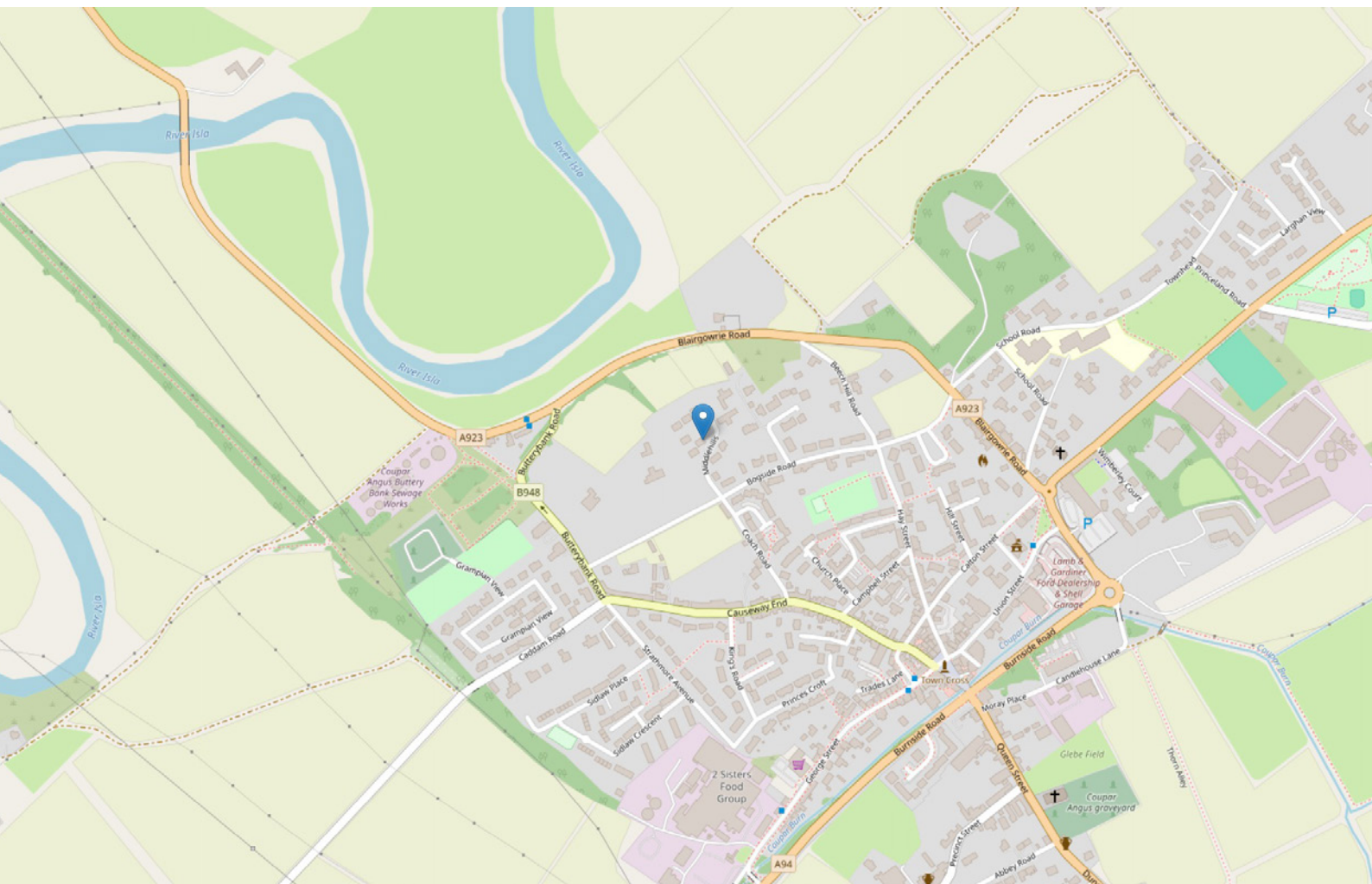


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 94m² | EPC Rating: C



THE LOCATION

Situated in the heart of Coupar Angus, the property at 12 Middlehills enjoys a peaceful residential setting within a well-established community in rural Perthshire. Coupar Angus offers a range of local amenities, including everyday shops, a primary school, and essential services, all within easy reach, making it a convenient yet quiet place to live.





The nearby town of Blairgowrie is just a short drive away and provides a broader selection of supermarkets, leisure facilities, cafes, and secondary schooling options, adding further convenience for families and commuters alike. Surrounded by the scenic landscapes of Perth and Kinross, the area is well known for its beautiful countryside, walking routes, and outdoor recreational opportunities, offering a strong balance between rural living and accessibility.

Transport links connect the area efficiently to surrounding towns and wider road networks, making it suitable for those commuting across Perthshire and beyond. Overall, this is a desirable location combining village-style living with access to nearby town amenities and the natural beauty of the Scottish countryside.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
ZARA GROSPELLIER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.