



16 LARGHAN VIEW
COUPAR ANGUS | BLAIRGOWRIE | PERTHSHIRE | PH13 9FH


McEwan Fraser Legal
Solicitors & Estate Agents

COUPAR ANGUS

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Coupar Angus is a small town at the centre of the rich agriculturally heartland of Strathmore, situated on the Southern side of the River Isla, some 14 miles North East of Perth and 12 miles North West of Dundee.

The Grampian Mountains are a short drive to the North, while to the South lie the Sidlaw Hills. Once known as the Queen of Strathmore at the height of its success reflecting both it's thriving economy and the quality of its architecture and setting.

All essential facilities and amenities are available locally whilst a full range of facilities can be obtained from both Perth and Dundee which lie within easy commuting distance.



16 LARGHAN VIEW

Part Exchange available! We're delighted to offer this substantial detached family home situated in a quiet cul-de-sac location with a short walk to the local park.

Walk in to an impressive entrance hall with stairs to first floor and access to downstairs accommodation. Cloakroom is a two-piece suite and accessed next to the under stairs cupboard. The living room enjoys a front aspect with access from both hallway and dining room. The principle feature is fireplace with gas fire. The dining room is located immediately behind the living room with a rear aspect and access door into the spacious kitchen/breakfast room. The kitchen comprises of a comprehensive range of eye and base level cupboards with roll top work surfaces incorporating fitted appliances with sink unit and additional breakfast bar. There is space for sofa and tv with access french doors leading out into the garden. The utility room is accessed from the kitchen and includes sink unit and appliance space and plumbing for washing machine and tumble dryer and door leading into the garage.

Completing the ground floor accommodation is a study or family room with a front aspect.

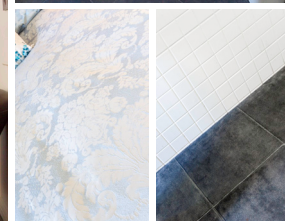


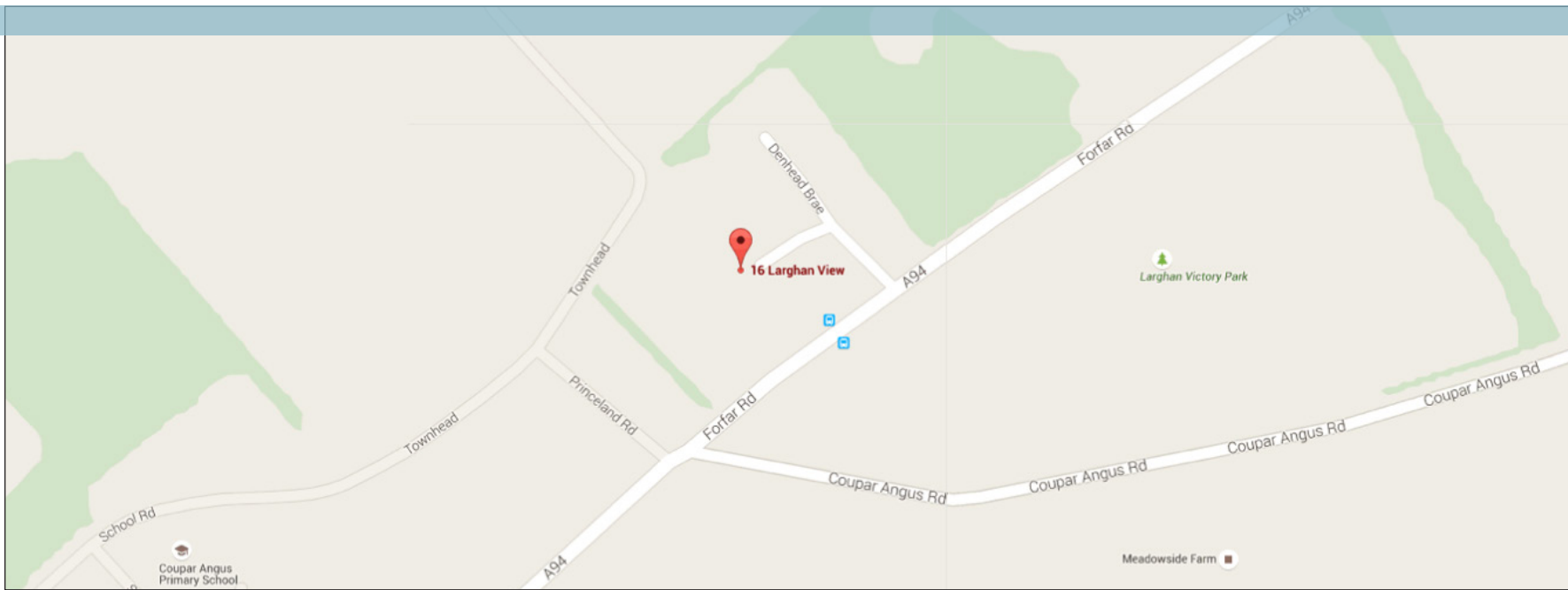
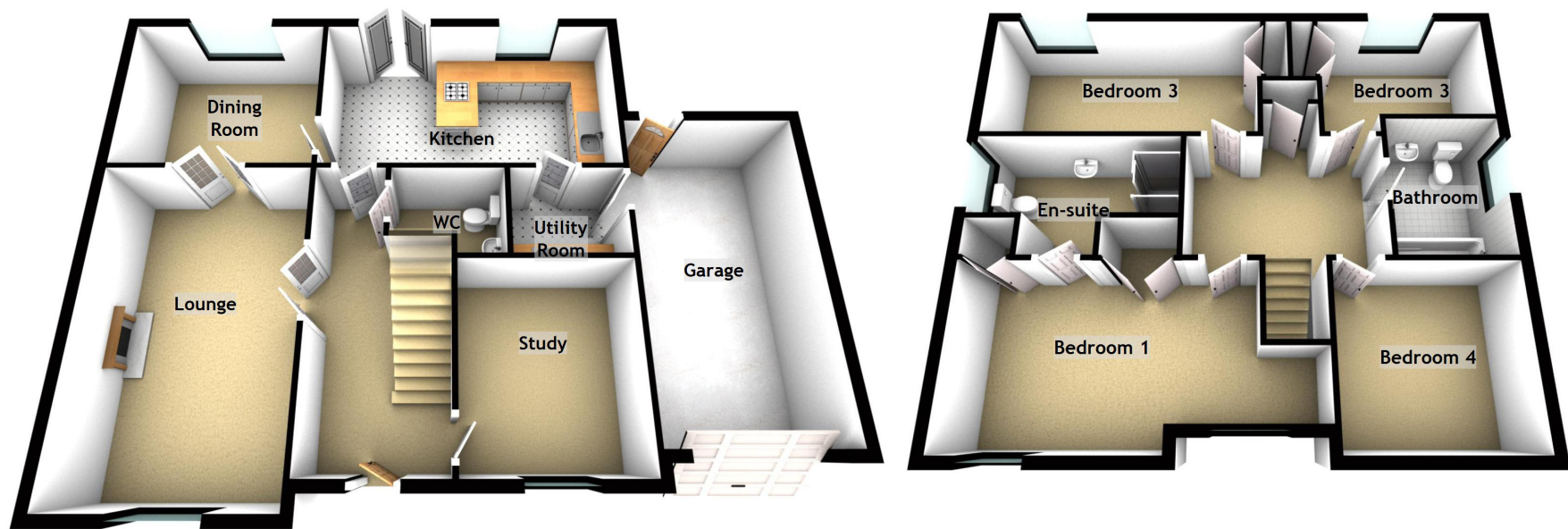
Upstairs you have four double bedrooms. The master bedroom has two double wardrobes with en-suite shower room suite and a front aspect. Bedrooms two & three, both have fitted double wardrobes. The family bathroom is a three-piece suite with bath and shower over.

Outside to the front is a driveway with parking for two cars and access to the single garage with metal up and over door, light and power. To the side is a large grassed lawn area with attractive flower and shrub borders. To the rear is a decked area immediately behind the property with the remainder of garden laid to lawn enclosed by wood panelled fencing with outside lighting and water tap. Access is available one side of the property with the other secure for children.



BEDROOMS & EN-SUITE/ BATHROOM





SPECIFICATIONS

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Dining room	3.60m (11'10") x 3.00m (9'10")
Kitchen	5.40m (17'9") x 3.00m (9'10")
Utility room	2.00m (6'7") x 1.60m (5'3")
WC	1.84m (6') x 1.60m (5'3")
Study	3.20m (10'6") x 3.13m (10'3")
Bedroom 1	3.75m (12'4") x 3.50m (11'6")

En-suite	3.24m (10'8") x 1.94m (6'4")
Bedroom 2	4.58m (15') x 2.74m (9')
Bedroom 3	3.02m (9'11") x 2.04m (6'8")
Bedroom 4	3.10m (10'2") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.76m (5'9")
Garage	5.60m (18'4") x 3.00m (9'10")

GROSS INTERNAL FLOOR AREA (M²)

144 Square Metres or thereby

EXTRAS

(Included in the sale)

Fitted appliances in the kitchen and floor coverings are included within the sale.




Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
EAMONN MULLANE
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