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Larghan Cottage, Coupar Angus, Perthshire PH13 9ES

Offers Around £280,000

- Spacious Detached Bungalow
- Tranquil Rural Location
- En Suite Master Bedroom
- Secluded Private Gardens
- Beautiful Views
- Excellent Condition
- Gas Central Heating & Double Glazing
- Adjacent to Open Countryside
- 20 Minutes to Dundee & Perth
- 3 Double Bedrooms
- 4th Bedroom or Study
- Driveway & Extensive Grounds
- Spacious Sitting Room
- Fitted Kitchen & Utility Room
- Summer House
- Close to Shops, School & Play Park
- EPC Rating – E
- Available for Immediate Entry

Viewing By Appointment:

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DESCRIPTION: This modern, very spacious detached bungalow, is situated in a quiet rural location next to the pretty town of Coupar Angus and enjoys lovely views of the open countryside around. There are three double bedrooms (one en suite) a fourth bedroom or study, family bathroom, spacious sitting room with adjacent dining area, modern fitted kitchen and a utility room. The property in excellent condition and ready to move into immediately. It has gas central heating, double glazing and good storage space throughout. There is a large floored attic and plenty of room for extensions if required in the future. Outside to the front, is a driveway with parking for several cars and a large private front garden. To the rear is another large and secluded private garden where there is ample space to add a garage if required. The property is just a short walk from the town centre, the local Primary School the local park and Blairgowrie is a 5 minutes drive to the north.



ENTRANCE & HALLWAY: A secure timber front door leads into a small vestibule with glazed internal door which opens to a hallway with fitted carpet. The sitting room and dining area are on the right, the kitchen is to the left and a corridor with three storage cupboards leads to all the bedrooms and utility room.



SITTING ROOM: (7m x 4.8m) This bright and spacious family room looks out to the front of the property. Here there is a fitted carpet and feature brick fireplace with tile plinth which extends to the back wall. The open fire place could be converted to take a log burning stove. Three large picture windows look out to the front garden and views of the open countryside to the east.



KITCHEN: (4m x 3m) The kitchen opens directly from the hallway and has fitted pine units with light coloured, laminate worktops. A 1½ Corian style sink with dishwasher below, are located next to a double window overlooking the driveway. Next to this is an electric ceramic hob and opposite, a Creda double oven and grill is built into the wall units. The flooring is lino and there are track lights in the ceiling. Directly across the hallway is the dining area.



DINING ROOM: (3.6m x 3.6m) Like the kitchen, this room is open to the hallway and has large double windows with lovely views to the east. The same fitted carpet flows through from the hallway.

FAMILY BATHROOM (2.4m x 2.3m) The bathroom is located at the end of the hallway and has a modern white suite. There is lino flooring and a frosted window allows light from the rear.

MASTER BEDROOM-EN SUITE: (4m x 3.6m) With fitted carpet, built in double wardrobes, deep cupboard and pleasant views to the front. The adjacent en suite, has an open, wet wall style shower with tiled walls and shower curtain rail. There is a white suite and a white corner vanity unit, with round sink.



BEDROOM 2: (3.6m x 3.2m) With fitted carpet, built in wardrobes and double window with pleasant views east.

BEDROOM 3: (2.6m x 2.4m approx) Also with fitted carpet and built in double wardrobes.

BEDROOM/STUDY & UTILITY ROOM: A door from the corridor leads into the utility room, where there is a base unit with stainless steel sink and space below for a washing machine. From here a back door opens to the garden. Another door leads into a bedroom, currently used as a study, where there is lino flooring and a window to the rear.

GARDENS & EXTERIOR: The house sits on a large private plot next to Larghan House, on the very edge of the town where it enjoys fine open views to the south, east and north. A shared driveway leads from the road to the property entrance and iron gates from where, a private driveway leads on to the house. The property is surrounded by substantial stone walls, hedges and timber fencing making it secure and secluded. The front garden is laid out with lawn and shrubs and there is a timber summerhouse. The driveway leads to a large rear garden with high stone walls, once part of an old walled garden. Here there are lawns, shrubs a greenhouse and great potential for future extensions or garages if required.

LOCATION: Larghan Cottage sits well back (100m) from the A94 Forfar Road and about half a mile from the town centre, local shops and services. The local primary school is a five minute walk. Perthshire's largest town, Blairgowrie is five minutes drive to the north where there are more schools, a recreation centre, swimming pool and Rosemount Golf courses. The area is popular with visitors and locals alike coming to enjoy the many sporting activities, particularly golf, fishing, skiing and hill walking. This is a very pretty corner of rural Perthshire with an abundance of woodlands and open countryside to enjoy for walking or cycling. Yet the cities of Perth and Dundee are just 20 minutes drive, with excellent public transport links to both.

DIRECTIONS: From Perth take the A94 or from Dundee the A923 to Coupar Angus. The property is the last on the left on the A94 Forfar Road and is set well back from the road. Alternatively, please follow the link on our website.

Viewing by appointment only through Adams Property:

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Floorplan:

GROUND FLOOR



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