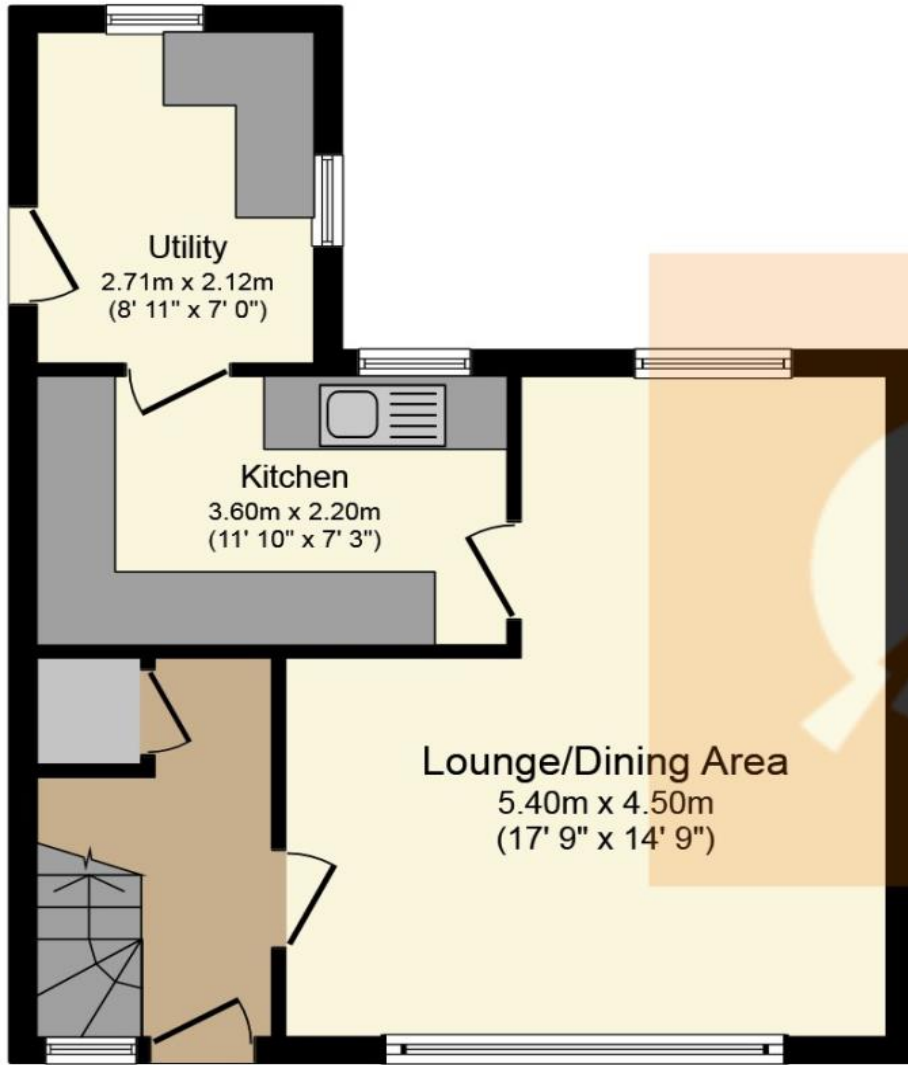




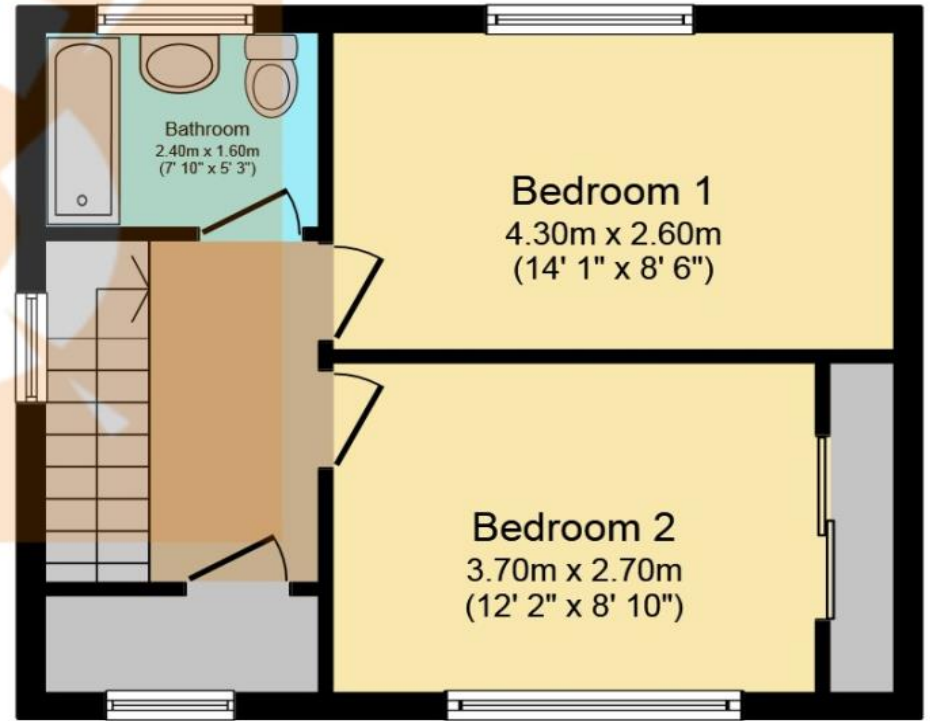
6 Hill Place, Coupar Angus

Offers Over £117,000





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

VIEW IN PERSON OR ONLINE *FABULOUS SEMI-DETACHED 2-BEDROOM VILLA***** Presented immaculately throughout. **RECENTLY FITTED KITCHEN AND BATHROOM. NEWLY FITTED WINDOWS AND DOORS.** Please see our HD Property Video for an in-depth tour of this fabulous family home and for much more information, please contact The Property Boom.

Welcome to No. 6 Hill Place and this lovely family home, situated in a child-friendly cul-de-sac. Access is from a beautifully landscaped front garden with manicured lawns and an extensive gravel driveway providing ample parking for various vehicles.

The welcoming reception hallway leads to a super spacious family lounge with an open-plan dining area which offers the perfect zone to enjoy a lovely meal with family and friends. Dual-aspect double-glazed window formations engulf the room with natural sunlight and a multi-fuel stove found in the lounge creates a lovely warmth, perfect for those cosy nights in.

The family kitchen is simply stunning and has been professionally fitted to include a quality range of white high gloss floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. Neutral floor tiles provide a lovely clarity to this space and are enhanced by feature spotlighting. The kitchen is further complimented with a host of integrated appliances to include a black composite sink and a 4-ring electric hob with electric oven/grill and extractor hood which will all be included within the sale of this property.

There is a utility room which is ideally located through from the kitchen, offering further storage and workspace and provides access to the well-maintained rear garden comprising of a sociable decking area perfect for outdoor entertaining/dining alfresco, a section laid to lawn and an area of gravel. Timber fencing and traditional stone-built wall helps to create a child-friendly garden as well as providing lots of privacy.

The upper level of this fantastic family home is via a carpeted staircase with white timber bannister, offering access to two generously proportioned double bedrooms. The master bedroom is wonderfully complimented with built-in wardrobe, presenting excellent storage solutions.

The pristine family bathroom is fully tiled and consists of three-piece white-glazed sanitaryware to include a shower-over-bath with glass screen, a tasteful vanity unit containing the wash-hand basin and W.C. Contemporary chrome fixtures and fittings can be found throughout.

This property further benefits from double-glazing and gas-central heating throughout, providing each room with a lovely warmth.

The property is a real credit to its current owners and we strongly urge an early viewing as properties of this calibre rarely come to the market.

Ideally located for Coupar Angus Primary School. For detailed information on schooling, please use The Property Boom's catchment tool on our website. The picturesque town of Coupar Angus is a delightful place with local cafes and an eclectic range of shops.

This delightful semi-detached property will without a doubt be very popular. We would highly recommend an early viewing of this accommodation. Viewing by appointment - please contact The Property Boom to arrange a viewing of for any further information and a copy of the Home Report.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com