



8 Larghan View, Blairgowrie, PH13 9FH
Offers over £310,000

4 2 2 C



- Four-bedroom detached villa
- Formal dining room with double doors
- Separate utility room
- Principal bedroom with en-suite
- Double garage and driveway
- Bright and spacious lounge
- Modern fitted kitchen
- Ground floor WC
- Family bathroom
- Enclosed rear garden with patio

Situated within a modern and well-established residential development, this impressive four-bedroom detached villa offers spacious, flexible accommodation ideal for growing families.

The ground floor opens with a welcoming hallway leading to a generous front-facing lounge, beautifully presented and perfect for both relaxing and entertaining. Double doors connect through to a formal dining room, creating excellent flow for family gatherings. The contemporary kitchen is positioned to the rear and features ample units, extensive worktop space and room for casual dining, with direct access to the garden. A separate utility room provides additional storage and laundry space, while a convenient ground floor WC and infra-red sauna completes the layout. Internal access to the substantial double garage adds further practicality.

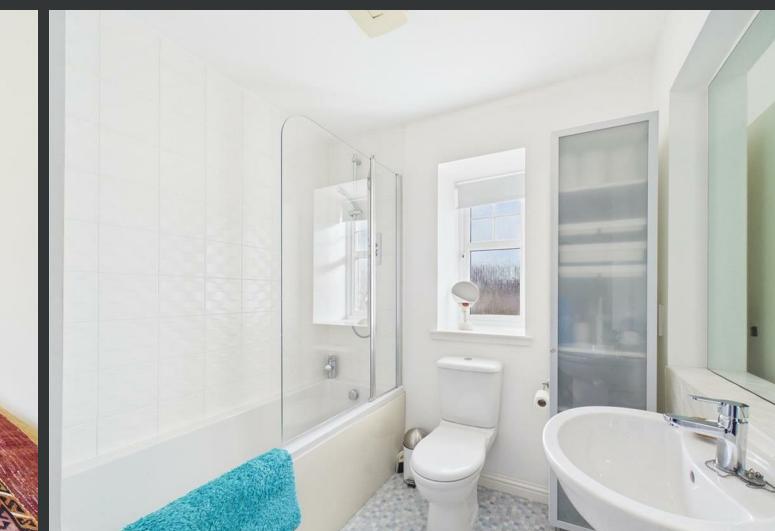
Upstairs, a bright landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted storage and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making this an ideal home for family living. Externally, the property enjoys a mono-block driveway providing off-street parking and access to the double garage. The fully enclosed rear garden is mainly laid to lawn with a patio area, offering a safe and private space for children/pets and outdoor entertaining. The property also benefits from gas central heating and double glazing. This is a superb opportunity to acquire a spacious, move-in ready home in a popular Perthshire location.

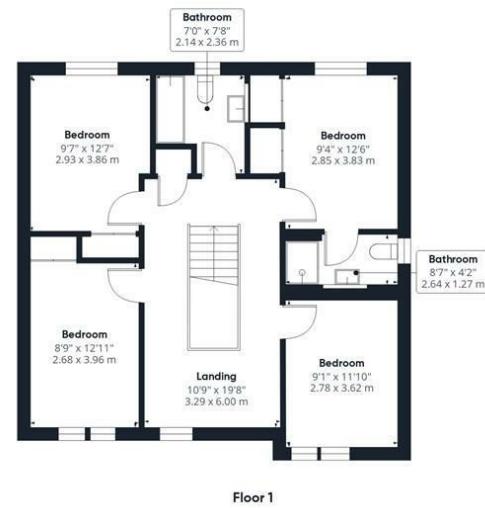
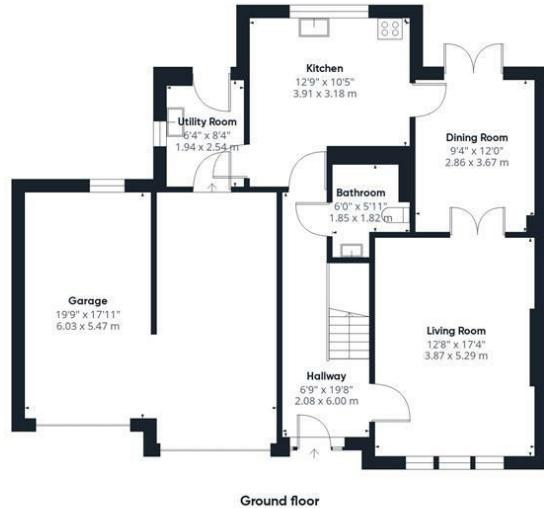




Location

Coupar Angus is a charming Perthshire town ideally positioned between Blairgowrie, Perth and Dundee, offering a peaceful setting with excellent commuter links. The town provides local amenities including shops, cafés, primary schooling and community facilities, while nearby Blairgowrie offers a wider selection of supermarkets, leisure facilities and secondary schooling. Perth and Dundee are easily accessible by car, connecting to the A90 for travel to Edinburgh and Aberdeen, respectively. Surrounded by attractive countryside, the area is perfect for outdoor enthusiasts, with nearby woodland walks, golf courses and access to the Angus Glens, making it a superb location for families and professionals alike.

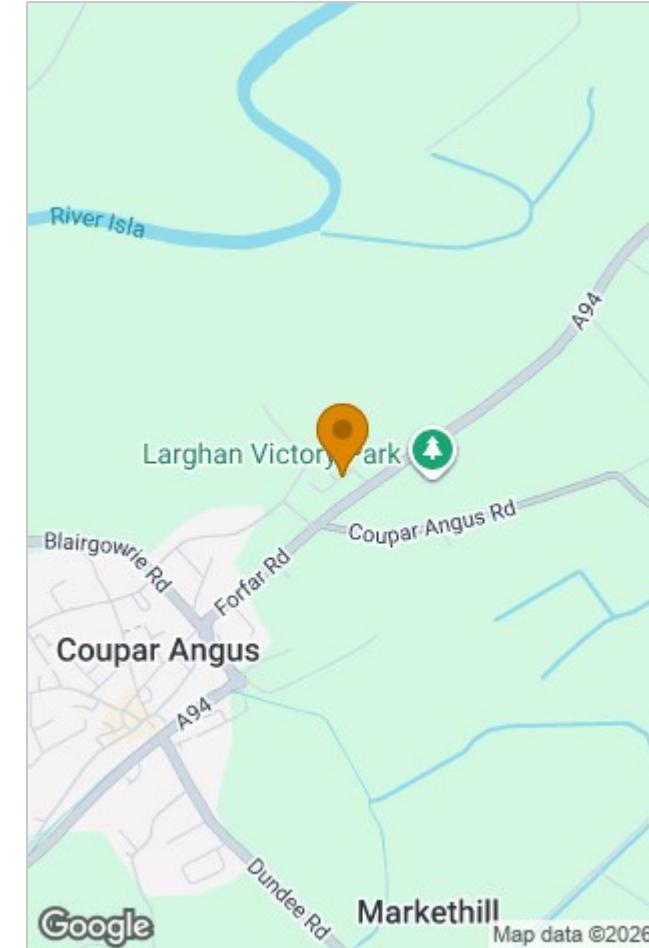




Approximate total area⁽¹⁾
 1832 ft²
 170.1 m²

(1) Excluding balconies and terraces
 Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	79	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

