

Thorntons
The right way to move

Hilltwegen Townhead

Coupar Angus, Blairgowrie,
PH13 9AR

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Property Summary

Set within private wrap-around gardens, this substantial detached Arts and Crafts house combines traditional character with practical modern living, offering four reception areas, three bathrooms and a lift linking the rear lounge area to bedroom 1. A vestibule opens to a broad central hall, leading to a generous living room, a striking sun room, a separate sitting room/study and a large dining kitchen flowing through to the formal dining room. A utility room, a temperature-controlled wine cellar, a ground-floor shower room and separate cloakroom add welcome day-to-day practicality. Upstairs, three bedrooms are arranged around the landing, including a principal suite with an en-suite, alongside a family bathroom, further WC facilities and additional study/storage…

Features

- Detached Arts and Crafts house over two floors
- Approx. 263 sqm of versatile accommodation
- Vestibule and broad central hall
- Generous living room with fireplace and garden outlook
- Sun room with broad garden views
- Sitting room or home office
- Dining kitchen connecting through to the formal dining room
- Principal suite with en-suite and lift access
- Second bedroom with en-suite WC facilities
- Third bedroom with adjoining study/storage space
- Ground-floor shower room and separate cloakroom/WC
- Utility room and temperature-controlled wine cellar
- Private wrap-around gardens
- Private drive for parking
- Gas central heating and double glazing





















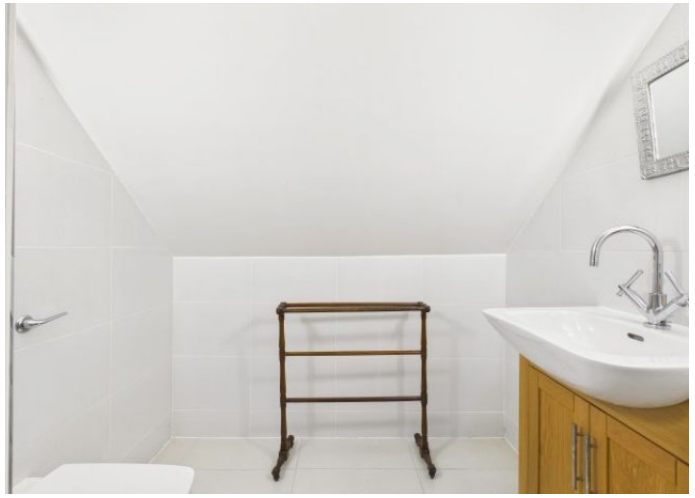














Upstairs, the accommodation remains highly adaptable, with a principal bedroom served by the lift-connected snug area and an en-suite, a second generous bedroom with en-suite WC facilities, and a third bedroom with adjoining study/storage space. A family bathroom serves the remaining accommodation, while the ground-floor shower room is ideal for guests and everyday convenience.

Outside, the wrap-around private gardens frame the house and provide outdoor space on all sides, and the private drive offers off-street parking.

Extras: A lift is installed, providing access from the rear lounge to Bedroom 1, and will be included in the sale, as well as a temperature-controlled wine cellar at the rear of the property.





Click here to take a virtual tour











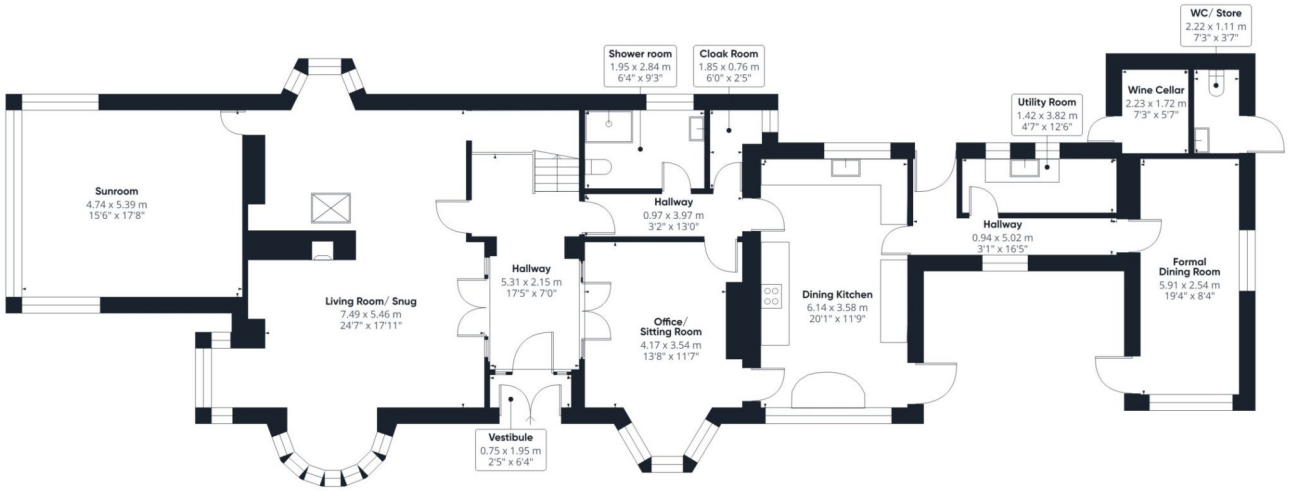
Coupar Angus

Coupar Angus is a historic Perthshire town with a long-established community, a traditional centre and easy access to the open countryside of Strathmore. It has the feel of a settled small town rather than a commuter estate, with everyday amenities woven into the local streets and a good balance between convenience and calm. Day-to-day needs are served within the town by local shopping and services, while nearby Blairgowrie broadens the choice for supermarkets, leisure facilities and professional amenities. For a wider range of retail, dining and cultural attractions, both Perth and Dundee are readily accessible, allowing residents to enjoy a quieter home setting without losing access to larger urban centres.

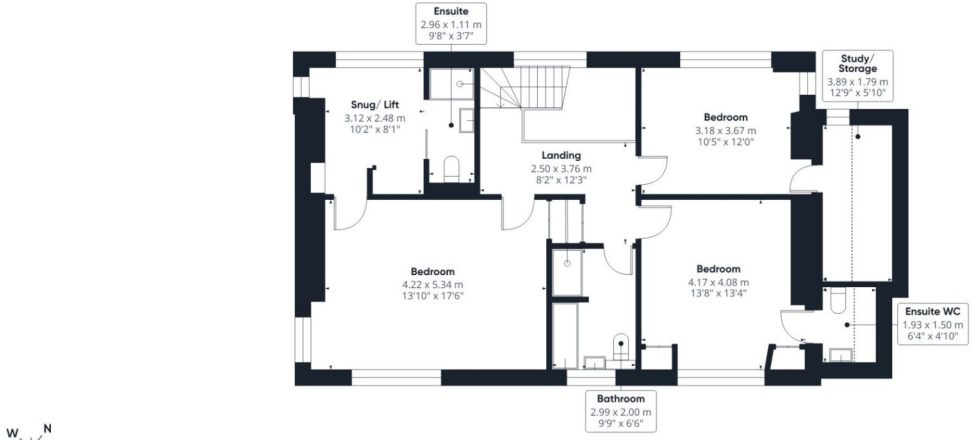
Families are well placed here. Primary schooling is available in Coupar Angus, with secondary education in nearby Blairgowrie, and there is further choice within easy reach in Perth and Dundee. The surrounding area is particularly appealing for buyers who enjoy the outdoors, with country walks, cycle routes and scenic roads all close at hand, alongside golf, fishing and other pursuits found throughout Perthshire. The town's location also makes it easy to enjoy neighbouring villages and the wider attractions of Blairgowrie, Alyth and rural Perthshire, whether for leisure, sport or simply time out in the landscape.

For travel, Coupar Angus is well positioned on the A94, giving straightforward road links east and west and making journeys to Blairgowrie, Perth and Dundee simple for work or day-to-day errands. From these larger centres, connections continue onwards to the A90 and the wider Scottish road network, while mainline rail services are available from Perth and Dundee for travel to Edinburgh, Glasgow, Aberdeen and beyond. Regular bus…

Floorplan



Main Floor



FLoor Level 2

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Approximate total area(1)

263 m²
2830 ft²

Reduced headroom

4.8 m²
51 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

PROPERTY STUDIOS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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