



# Buy your next home with Next Home

Leading Perthshire Estate Agency

4 Jessie Street, Blairgowrie, PH10 6BT

Offers Over £160,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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4 Jessie Street, Blairgowrie, PH10 6BT

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Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.



# About the Area

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Blairgowrie is a vibrant community town enjoying spectacular views over the river Ercht. It has a wealth of amenities, including antique and book shops, craft boutiques, a delicatessen, quality butchers and a range of cafes and restaurants, centring on the Wellmeadow marketplace.

It is well served with primary and secondary schooling and a choice of large supermarkets and hardware stores.

Blairgowrie also boasts its own championship golf course at Rosemount, considered one of the best courses in Scotland. An ideal base for keen walkers, the town marks the start of the famous Catevan walking trail. To the North of the town is Spittal of Glenshee, which has Scotland's largest ski centre.

Blairgowrie is an easy commute to both Perth and Dundee with strong public transport links.



# Property Summary

This traditional upper maisonette apartment situated in the charming market town of Blairgowrie, is perfect for commuters and families seeking a more relaxed rural lifestyle. With exceptionally large and spacious accommodation and private entrances to the front and rear, the property is believed to have been the family home of a prosperous Victorian baker, and a wealth of period features have been retained while updating for modern comfort with full double-glazing and gas central heating.

From the ground floor entrance hall with original stained-glass window and large integral storage cupboards, a grand mahogany staircase leads to the upper floor.

Located to the front of the property with a sunny triple aspect is the huge living room, which retains traditional cornicing, panelled window frames, ceiling rose and period fireplace.

The villa incorporates four large double bedrooms, three with recessed windows and the fourth enjoying a casement skylight, plus a single bedroom also suitable as a study.

The large dining kitchen with recently tiled floor is furnished with a range of wood-style cabinets with ample work surfaces and tiled splashback. The adjoining pantry is currently used as a utility and laundry room, while a further large boiler room is perfect as a linen store.

The airy four -piece family bathroom comprises bathtub, toilet, pedestal basin and separate shower enclosure, with an enormous in-built mirror and art deco light. A rear hallway gives access to an external stair to the ground exit gate.

There is convenient on-street parking on Jessie Street and Perth Road.

The property has been tastefully decorated and includes new Abingdon carpeting throughout. Recent additions include full double-glazing, a large loft hatch and partially floored loft area, as well as a Jotul F3 multi-fuel burner.

The property has previously had planning permission in place and full architect's plans for conversion into two separate flats should the new owners wish to purchase as a conversion investment.





# Key property features

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- ✓ Immaculately presented
- ✓ Close to local amenities
- ✓ 4 large double bedrooms
- ✓ Private entrance
- ✓ Period Features
- ✓ New Double Glazing
- ✓ Versatile accommodation
- ✓ Grand Victorian staircase
- ✓ On Street Parking







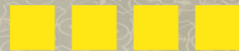












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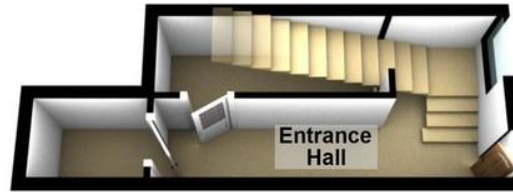
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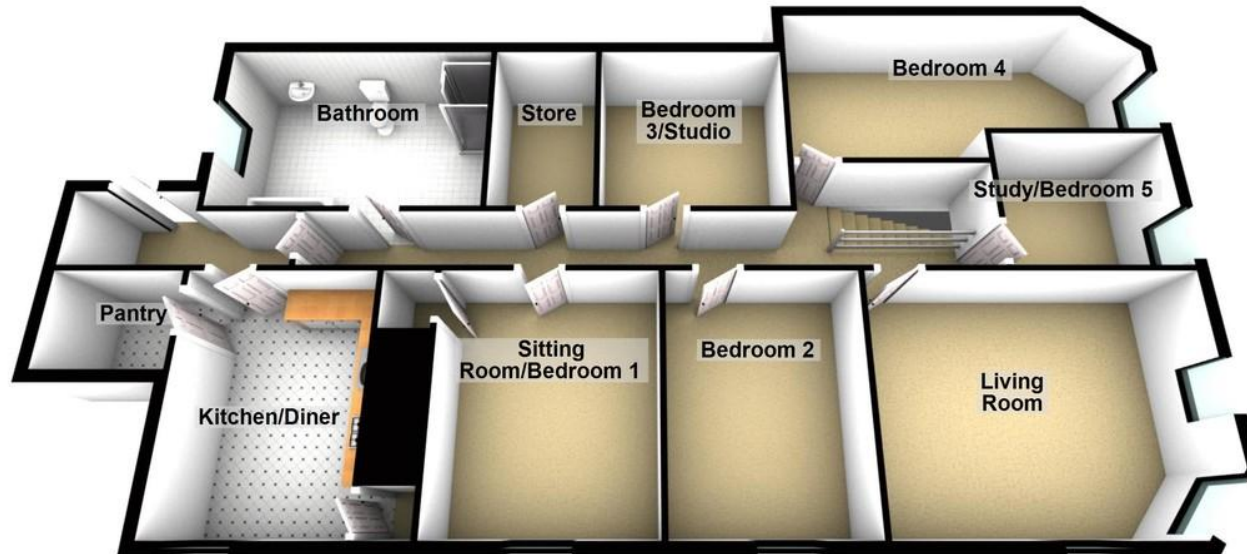
# Floorplans

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Ground Floor



First Floor





# Property Room sizes

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## **ENTRANCE HALL**

## **LIVING ROOM**

*17' 10" x 17' 3" (5.44m x 5.26m)*

## **DINING KITCHEN**

*18' 8" x 10' 2" (5.69m x 3.1m)*

## **PANTRY**

*5' 8" x 5' 3" (1.73m x 1.6m)*

## **BEDROOM 1**

*17' 4" x 12' 3" (5.28m x 3.73m)*

## **BEDROOM 2**

*17' 3" x 10' 6" (5.26m x 3.2m)*

## **BEDROOM 3**

*14' 11" x 10' 2" (4.55m x 3.1m)*

## **BEDROOM 4**

*19' 1" x 10' 3" (5.82m x 3.12m)*

## **STUDY/BEDROOM 5**

*10' 2" x 8' (3.1m x 2.44m)*

## **REAR HALLWAY**

*12' 3" x 5' 2" (3.73m x 1.57m)*

## **BATHROOM**

*12' 6" x 7' 11" (3.81m x 2.41m)*

## **STORE**

*10' 2" x 5' 8" (3.1m x 1.73m)*

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.





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