

Buy your next home with Next Home

Leading Perthshire Estate Agency

9 High Street, Blairgowrie, PH10 6ET

Offers Over £130,000

**NEXTHOME**
ESTATE & LETTING AGENTS

Buying with Next Home

9 High Street, Blairgowrie, PH10 6ET

Many thanks for your interest with 9 High Street, Blairgowrie, PH10 6ET.

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.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

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

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.



Property Summary

Next Home are delighted to bring to the market this very spacious and well-presented 3/4 bedroom maisonette situated in the heart of the popular town of Blairgowrie.

The property offers well-proportioned accommodation over three floors and is entered on the ground floor level via a well maintained secure close off the High Street in Blairgowrie. The spacious accommodation comprises of lower entrance hall, mezzanine level with shower room to the right and dining room/bedroom 4, lounge and dining kitchen to the left on the first floor level. There are three further double bedrooms and a bathroom on the second floor.

The property has the benefit of double glazing and gas central heating throughout and combines traditional with contemporary retaining many traditional features including high ceilings, deep skirting's and attractive spindle balustrades.

There is an area of garden ground to the rear of the property and parking is available on street to the front. EPC Rating D.



Key property features

- ✓ 3/4 bedrooms
- ✓ Town centre location
- ✓ Private entrance
- ✓ Close to local amenities
- ✓ Ideal for a first time buyer
- ✓ Ideal holiday let
- ✓ Chain free
- ✓ Well presented
- ✓ Spacious rooms
- ✓ Gas central heating











Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

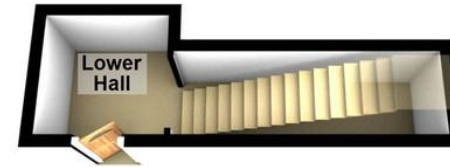


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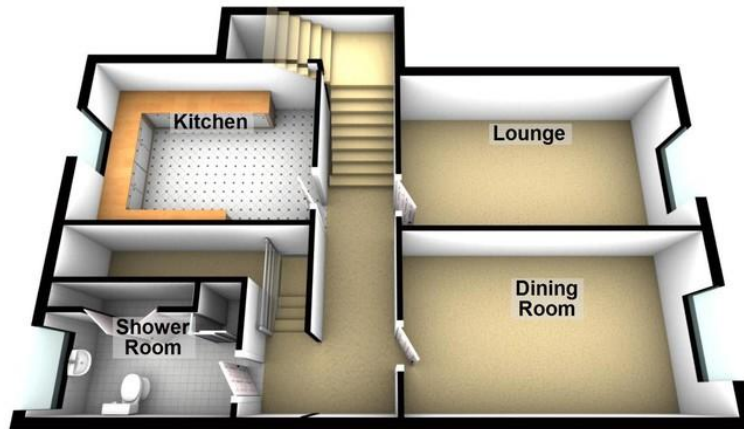
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Floorplans

Ground Floor



First Floor



Second Floor





Property Room sizes

ENTRANCE HALL

6' 11" x 5' 8" (2.11m x 1.73m)

FIRST FLOOR LANDING

7' 10" x 2' 10" (2.39m x 0.86m)

LOUNGE

15' 2" x 9' 10" (4.62m x 3m)

DINING ROOM/BEDROOM

15' 2" x 8' 8" (4.62m x 2.64m)

KITCHEN/DINER

13' 5" x 10' 9" (4.09m x 3.28m)

SHOWER ROOM

8' 6" x 8' 4" (2.59m x 2.54m)

BEDROOM

14' 5" x 9' 2" (4.39m x 2.79m)

BEDROOM

10' 5" x 7' 6" (3.18m x 2.29m)

BEDROOM

9' 9" x 8' 7" (2.97m x 2.62m)

BATHROOM

10' 3" x 5' 5" (3.12m x 1.65m)

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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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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