



Buy your next home with Next Home

Leading Perthshire Estate Agency

5 Strathmore Gardens, Newtyle, Blairgowrie, PH12 8AF

Offers Over £220,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with 5 Strathmore Gardens, Newtyle, Blairgowrie, PH12 8AF.

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

The property is located in the village of Newtyle, which is approximately 20 miles from Perth and 11 Miles from Dundee making it ideal for commuting.

Within the village there is a range of local facilities including a primary school, a church, a village shop and an award winning butcher.

Further amenities and secondary schooling can be found in the nearby cities of Dundee and Perth together with the town of Blairgowrie.



Property Summary

We are delighted to bring to the market this beautifully appointed SEMI DETACHED THREE BEDROOM VILLA offering spacious accommodation comprising entrance vestibule with attractive glazed screen; WC with white suite; wide and welcoming hall with large storage cupboard; bright dual aspect lounge/diner with French doors to the rear; modern kitchen with integrated appliances and bedroom (currently utilised as a home gym) on the ground floor together with a bathroom and 2 spacious double bedrooms, the principal having an en-suite shower room and large walk in wardrobe on the first floor.

The property benefits from double glazing, gas central heating and solar panels making it a very economic and cost-effective house to run.

Externally the driveway provides off street parking for 2 vehicles and the sizeable private rear garden is enclosed and has a feature stone wall, lawn and paved patio area.

The property benefits from privacy and lovely open views.



Key property features

- ✓ Modern spacious accommodation
- ✓ Vestibule and WC
- ✓ Bright dual-aspect Lounge/diner
- ✓ Contemporary kitchen
- ✓ 3 Double Bedrooms
- ✓ Bathroom & En-suite shower room
- ✓ Excellent storage including utility cupboard
- ✓ Beautiful open views
- ✓ Solar panels, Double Glazing & Gas central heating
- ✓ Driveway and garden









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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some having gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

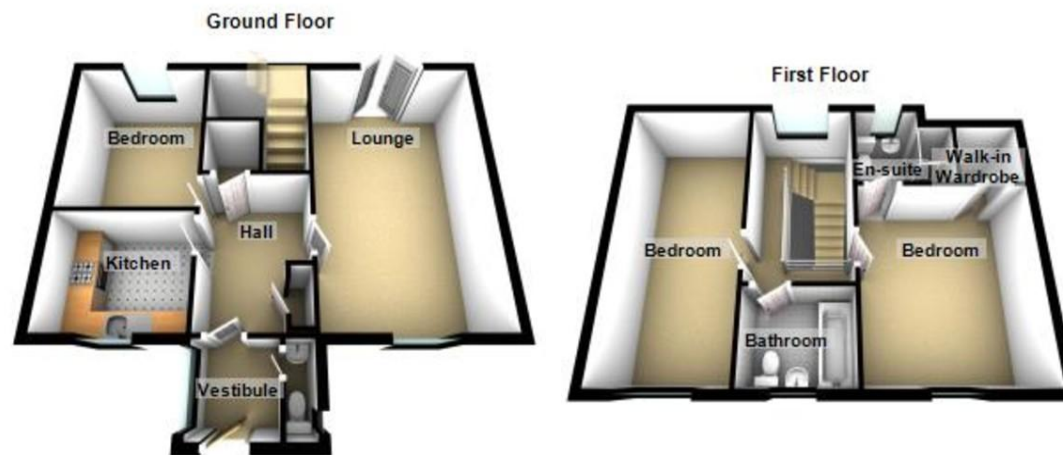
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

VESTIBULE

5' 10" x 4' 4" (1.78m x 1.32m)

WC

5' 10" x 2' 2" (1.78m x 0.66m)

HALL

11' 0" x 4' 1" (3.35m x 1.24m)

LOUNGE

17' 11" x 10' 7" (5.46m x 3.23m)

KITCHEN

8' 0" x 7' 3" (2.44m x 2.21m)

BEDROOM 3

10' 2" x 8' 0" (3.1m x 2.44m)

BEDROOM 2

17' 10" x 8' 1" (5.44m x 2.46m)

BEDROOM 1

11' 8" x 10' 7" (3.56m x 3.23m)

EN-SUITE

6' 10" x 5' 10" (2.08m x 1.78m)

BATHROOM

6' 10" x 6' 7" (2.08m x 2.01m)

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

The only Perthshire estate agent available 7 days until 9pm

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