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Leading Perthshire Estate Agency

Roselea, High Street, Burrelton, Blairgowrie, PH13 9NX

Offers Over £199,950


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Roselea, High Street, Burrelton, Blairgowrie, PH13 9NX.

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

Burrelton is a desirable village ideal for the commuter and having the benefit of many local amenities including a primary school, post office, convenience store, butcher, Inn with restaurant and park with tennis courts.

There is also a bowling club and football pitch in the village and secondary schooling can be found in the nearby town of Blairgowrie or city of Perth.

The property is also ideally located for outdoor enthusiasts with a variety of walks and off road cycling available nearby.



Property Summary

A rare opportunity to purchase this charming DETACHED 3/4 FOUR BEDROOM TRADITIONAL VILLA situated within the desirable village of Burrelton.

The property offers spacious and versatile accommodation over 2 floors comprising conservatory; inner hall; shower room; sitting room with wood burning stove; lounge with wood burning stove; kitchen with Smeg cooker and open plan to a large dining area; sun lounge/bedroom; hall with sliding patio doors to the garden; 3 further double bedrooms and bathroom.

There is double glazing and gas central heating throughout. Externally the property has an enclosed garden which is predominantly laid to lawn with planted borders and paved patio area. Timber shed and summerhouse.

Early viewing is highly recommended.



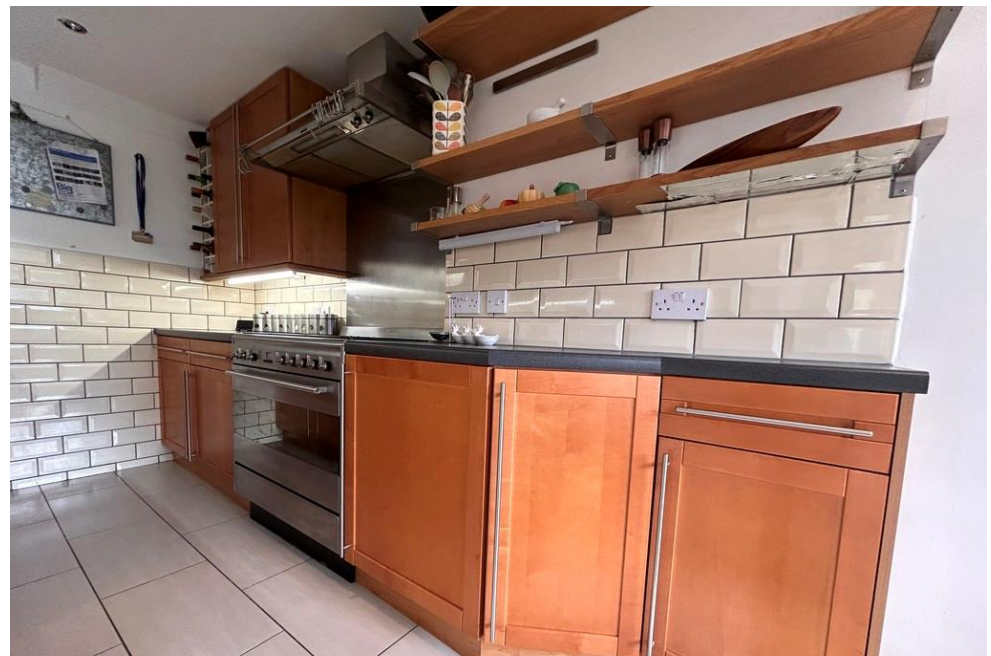
Key property features

- ✓ Versatile accommodation
- ✓ Wood burning Stoves
- ✓ 3/4 Bedrooms
- ✓ Sitting Room and Lounge
- ✓ Kitchen and Dining area
- ✓ Sun Lounge/bedroom 4
- ✓ Conservatory
- ✓ Enclosed Garden
- ✓ Gas central heating
- ✓ Quiet Location









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Have a property to sell?

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

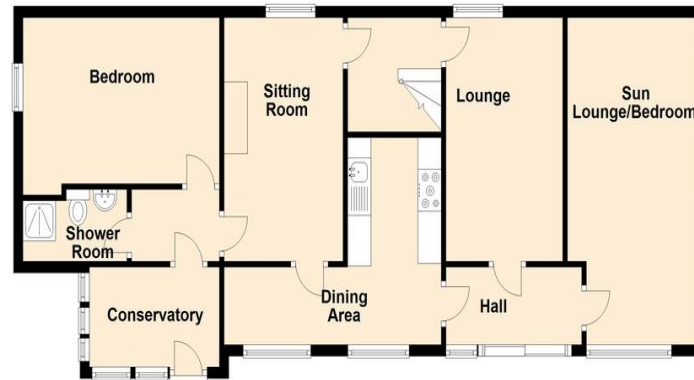


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Floorplans

Ground Floor



First Floor



Property Room Sizes

CONSERVATORY

13' 0" x 7' 8" (3.96m x 2.34m)

SHOWER ROOM

8' 0" x 4' 1" (2.44m x 1.24m)

BEDROOM

11' 10" x 7' 10" (3.61m x 2.39m)

LOUNGE

15' 10" x 10' 3" (4.83m x 3.12m)

SITTING ROOM

15' 11" x 11' 0" (4.85m x 3.35m)

KITCHEN

11' 9" x 7' 9" (3.58m x 2.36m)

DINING AREA

13' 9" x 7' 1" (4.19m x 2.16m)

SUN LOUNGE/BEDROOM 3

15' 11" x 11' 0" (4.85m x 3.35m)

BEDROOM

18' 2" x 10' 0" (5.54m x 3.05m)

BEDROOM

17' 10" x 10' 8" (5.44m x 3.25m)

BATHROOM

6' 5" x 6' 1" (1.96m x 1.85m)

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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