

# Buy your next home with Next Home

Leading Perthshire Estate Agency

17 George Street, Blairgowrie, PH10 6HA

Offers Over £125,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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17 George Street, Blairgowrie, PH10 6HA

Many thanks for your interest with 17 George Street, Blairgowrie, PH10 6HA.

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

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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

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A rare opportunity to purchase this immaculately presented END TERRACED ONE BEDROOM COTTAGE with large usable attic room situated within a few minutes walk of Blairgowrie town centre.

The property offers well proportioned accommodation and has many charming features.

The accommodation comprises welcoming entrance hall; bright lounge with feature wood burning stove and space for dining; kitchen with window to the side; utility room with space for appliances, window to the rear and door to the garden; rear hall with 2 storage cupboards; shower room with side facing window and white suite; spacious double bedroom with space for a range of free standing furniture; large attic room accessed from the hall via a staircase with Velux and dormer windows providing an abundance of additional light.

Externally the property has a large cellar providing excellent storage.

The garden is laid to lawn with planted borders, 2 paved patio areas and wood store. Path and gate to the side. On street parking.



# Key property features

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- ✓ Charming traditional Cottage
- ✓ Immaculately presented
- ✓ Lounge with wood burning stove
- ✓ Kitchen & Utility Room
- ✓ Shower Room
- ✓ Large Double Bedroom
- ✓ Spacious attic room with Velux and Dormer windows  
accessed via a stairwell
- ✓ Double Glazing & Gas Central Heating
- ✓ Large Cellar and enclosed garden
- ✓ Close to all amenities











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 featuring rear gardens and garages. 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.

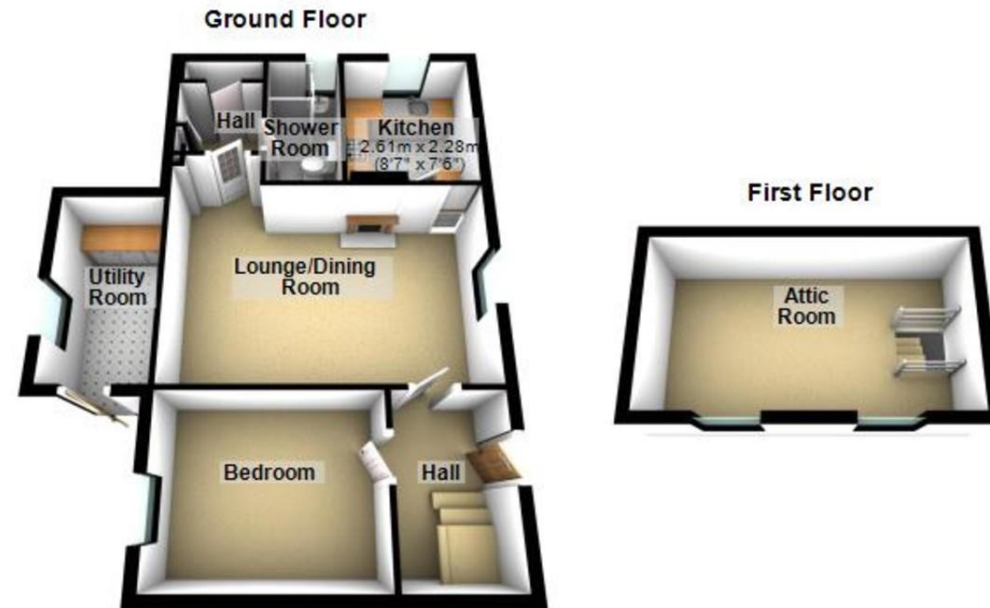


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# Floorplans

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# Property Room sizes

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## **HALL**

*12' 0" x 4' 10" (3.66m x 1.47m)*

## **LOUNGE/DINER**

*15' 10" x 11' 3" (4.83m x 3.43m)*

## **KITCHEN**

*8' 7" x 6' 10" (2.62m x 2.08m)*

## **UTILITY ROOM**

*7' 9" x 3' 6" (2.36m x 1.07m)*

## **REAR HALL**

*4' 1" x 3' 8" (1.24m x 1.12m)*

## **SHOWER ROOM**

*6' 5" x 6' 4" (1.96m x 1.93m)*

## **BEDROOM**

*12' 1" x 11' 11" (3.68m x 3.63m)*

## **ATTIC ROOM**

*22' 1" x 9' 2" (6.73m x 2.79m)*

## **CELLAR**

*16' 3" x 9' 4" (4.95m x 2.84m)*



# NEXTHOME

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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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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