



Buy your next home with Next Home

Leading Perthshire Estate Agency

24 Woodlands Park, Blairgowrie, PH10 6UW

Offers Over £470,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

24 Woodlands Park, Blairgowrie, PH10 6UW

Many thanks for your interest with 24 Woodlands Park, Blairgowrie, PH10 6UW.

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 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.



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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

A rare opportunity to purchase this spacious and immaculately presented DETACHED FIVE BEDROOM EXECUTIVE VILLA situated within secure enclosed extensive garden grounds offering privacy and seclusion.

The property is quietly tucked away in a corner location in a desirable location.

The accommodation is in walk in condition and comprises entrance vestibule; WC; spacious lounge; open plan contemporary kitchen/dining room with island feature and integrated appliances; a feature split level leads to the sitting room with attractive remote control gas stove fire and doors to the garden; bedroom wing with 4 double bedrooms, all with storage and a family shower room.

On the first floor is the master suite with luxurious bedroom, dressing room and en-suite bathroom with Jacuzzi bath and separate shower. The garden is predominantly laid to lawn with large Indian sandstone patio, BBQ area, Pergola, summerhouse with wood burning stove, 2 UPVC storage sheds and 9 external power points. Large Driveway and Double garage providing parking for several vehicles.

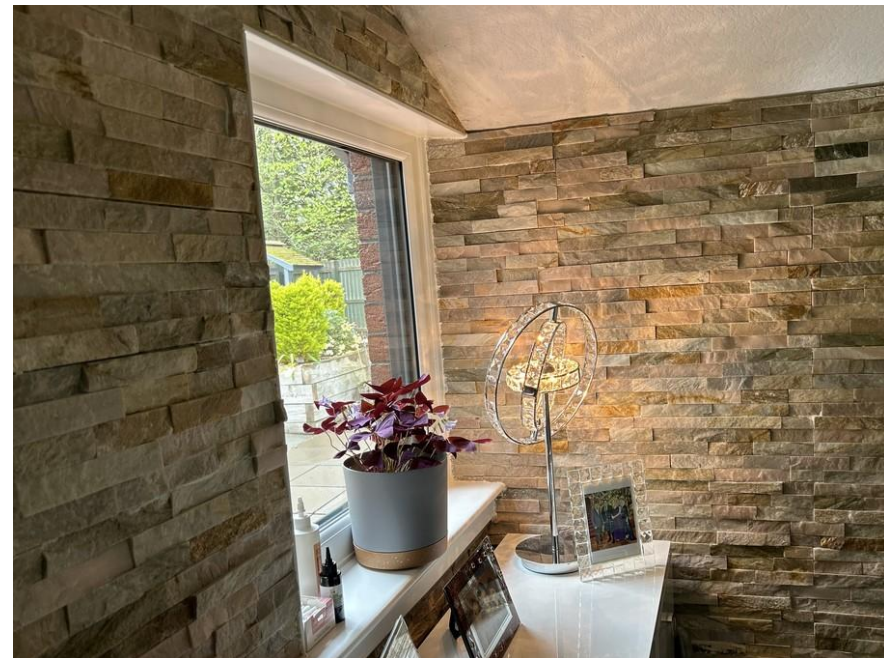
Early viewing is highly recommended to appreciate to quality and quantity of accommodation on offer.

All windows, cladding, fascia's, gutters and downpipes replaced with UPVC 2 years ago and have 8 years warranty remaining.



Key property features

- ✓ Executive Detached Villa
- ✓ Spacious and versatile accommodation
- ✓ Contemporary and tasteful décor throughout
- ✓ Dining Kitchen with Island feature and integrated appliances
- ✓ Split level to sitting room with remote control gas stove
- ✓ 5 Double Bedrooms
- ✓ WC, Shower Room and En-suite Bathroom
- ✓ Bright and spacious lounge
- ✓ Extensive landscaped gardens with a perfect set up for outside dining
- ✓ Excellent storage, Double Glazing and Gas Central Heating





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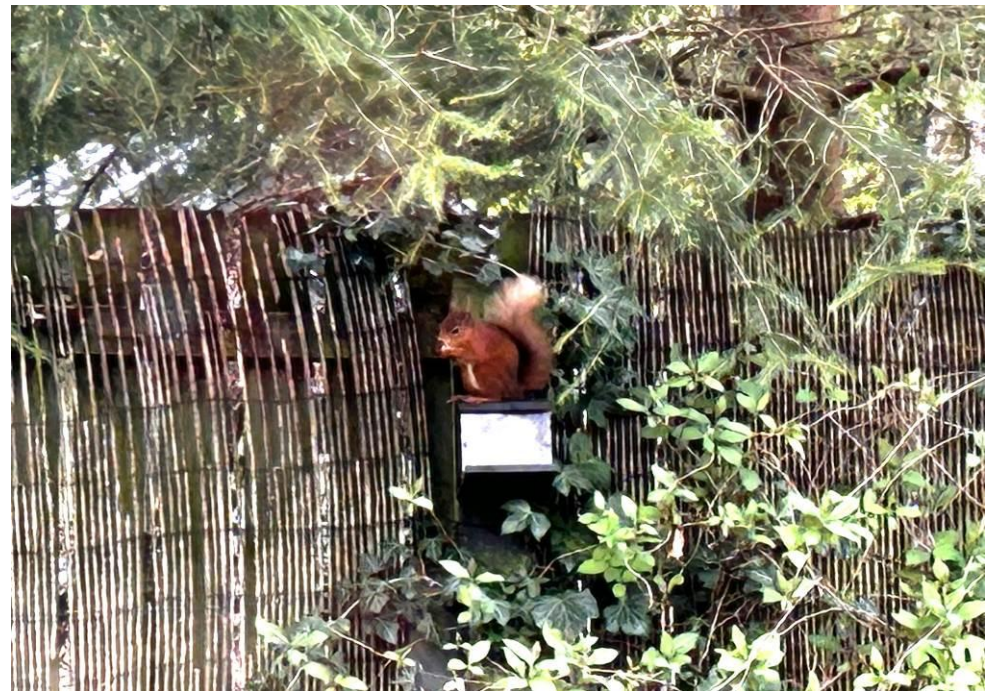
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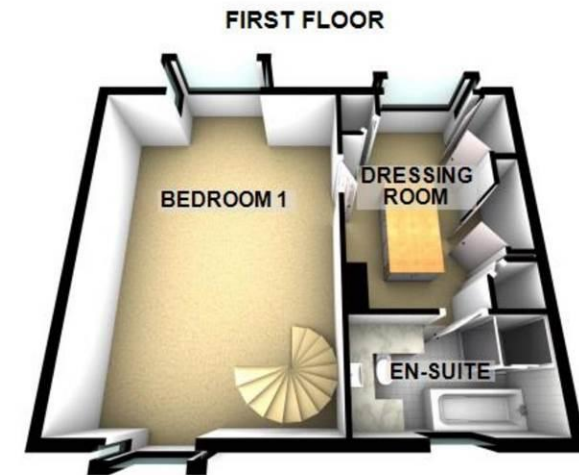
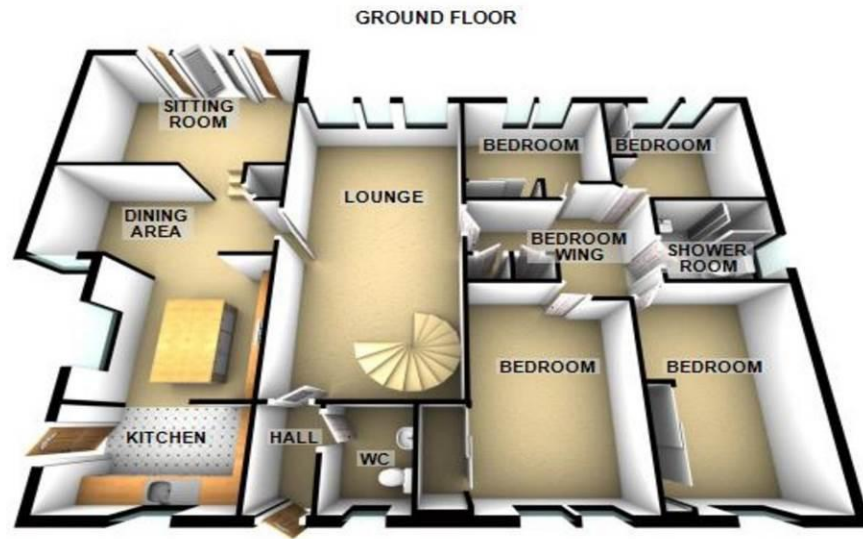
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Floorplans



Property Room sizes

HALL

6' 8" x 4' 2" (2.03m x 1.27m)

LOUNGE

25' 8" x 11' 9" (7.82m x 3.58m)

KITCHEN/DINING AREA

25' 3" x 12' 4" (7.7m x 3.76m)

SITTING ROOM

17' 4" x 12' 7" (5.28m x 3.84m)

WC

6' 3" x 5' 1" (1.91m x 1.55m)

BEDROOM WING HALL

12' 7 (w)" x 12' 4 (w)" (3.84m x 3.76m)

BEDROOM

13' 4" x 10' 5" (4.06m x 3.18m)

BEDROOM

13' 2" x 8' 6" (4.01m x 2.59m)

BEDROOM

11' 6" x 8' 5" (3.51m x 2.57m)

BEDROOM

10' 5" x 9' 2" (3.18m x 2.79m)

SHOWER ROOM

8' 5" x 6' 11" (2.57m x 2.11m)

PRINCIPAL BEDROOM

26' 10" x 15' 8" (8.18m x 4.78m)

DRESSING ROOM

13' 6" x 10' 5" (4.11m x 3.18m)

EN-SUITE

12' 3" x 6' 8" (3.73m x 2.03m)

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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