

Buy your next home with Next Home

Leading Perthshire Estate Agency

26 Balmoral Road, Rattray, Blairgowrie, PH10 7AF

Offers Over £295,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

26 Balmoral Road, Rattray, Blairgowrie, PH10 7AF

Many thanks for your interest with 26 Balmoral Road, Rattray, Blairgowrie, PH10 7AF.

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 reknown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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.





NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

Next Home are delighted to bring to the market this 4 bedroom detached villa situated in a very popular area of Rattray, Blairgowrie.

The property would make the ideal family home with spacious accommodation set over 2 levels comprising: Entrance porch, a welcoming entrance hall, spacious lounge with space for a variety of free standing furniture and a attractive bay window to the front, sitting room, very spacious open plan kitchen/dining room with island and space for a large dining table and chairs, utility room, 3 double bedrooms , one of which is located on the ground floor, bathroom which is located off the mid-landing and a ground floor shower room.

The property occupies a generous sized plot and provides off-street accessed via large double wooden gates which lead to driveway in front of a double garage.

The rear garden is private and fully enclosed with a large laid to lawn area, decking area with shelter overhead and a large patio area which are both ideal for hosting and relaxing in the summer months.



Key property features

- ✓ 4 bedrooms
- ✓ Extended kitchen/dining room
- ✓ Double garage
- ✓ Large garden
- ✓ Period features
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Spacious rooms











DSC_0609

DSC_0597



Have a property to sell?

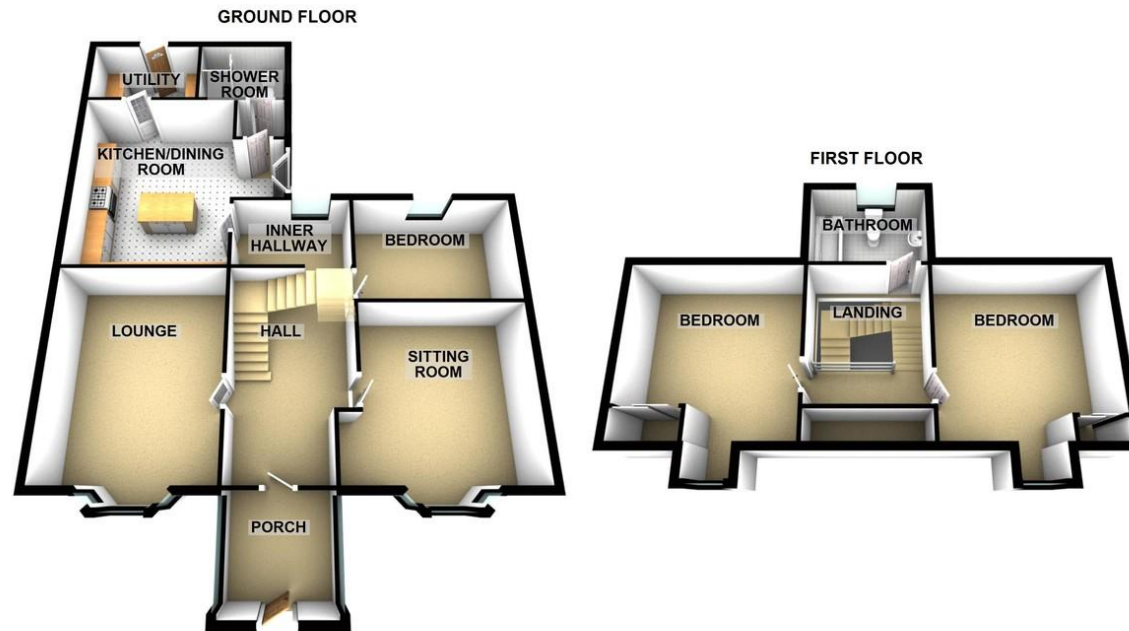
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

PORCH

7' 7" x 6' 3" (2.31m x 1.91m)

HALL

LOUNGE

17' 8" x 13' 7" (5.38m x 4.14m)

SITTING ROOM/BEDROOM

16' 7" x 13' 2" (5.05m x 4.01m)

INNER HALL

KITCHEN/DINER

19' 3" x 16' 4" (5.87m x 4.98m)

UTILITY ROOM

9' x 7' 9" (2.74m x 2.36m)

BEDROOM(GROUND FLOOR)

12' 2" x 11' 9" (3.71m x 3.58m)

BEDROOM

17' 8" x 13' 8" (5.38m x 4.17m)

BEDROOM

17' 8" x 12' 7" (5.38m x 3.84m)

BATHROOM

8' x 7' (2.44m x 2.13m)

SHOWER ROOM

8' 4" x 7' 7" (2.54m x 2.31m)

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.



NEXTHOME

ESTATE & LETTING AGENTS

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme