

Buying with Next Home

47 Smithfield Crescent, Blairgowrie, PH10 6UD

Many thanks for your interest with 47 We offer free, no obligation mortgage Smithfield Crescent, Blairgowrie, PH10 6UD.

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advice to all our buyers.

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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

We are delighted to bring to the market this deceptively spacious DETACHED FOUR BEDROOM EXECUTIVE BUNGALOW situated within a desirable location in the town of Blairgowrie.

The accommodation comprises entrance vestibule; WC with contemporary design; modern dining kitchen with integrated appliances and granite work surfaces open plan with the sitting room; utility room; bright lounge/ dining room with split level feature and large windows overlooking the garden; principal bedroom with French doors to the garden; en-suite with bath and shower; 3 further double bedrooms and shower room.

There is double glazing and gas central heating throughout. The rear garden is enclosed and mainly laid to lawn with decking, including a gazebo with an eating/bar area which has the benefit of heating and lighting.

There is also a small pond and a barbeque deck.

There is a double garage with power and light together with a workstation.





Key property features

- ✓ Detached Executive Bungalow
- ✓ Spacious Lounge/Dining Room
- ✓ 4 Double Bedrooms
- **♥** Contemporary Kitchen open plan to the Sitting room
- ♥ Utility Room & WC
- ✓ Large En-suite and Separate Shower Room
- **♥** Double Garage and Driveway
- **У** Landscaped Garden Grounds
- ♥ Double Glazing & Gas central heating
- Rare to the market



















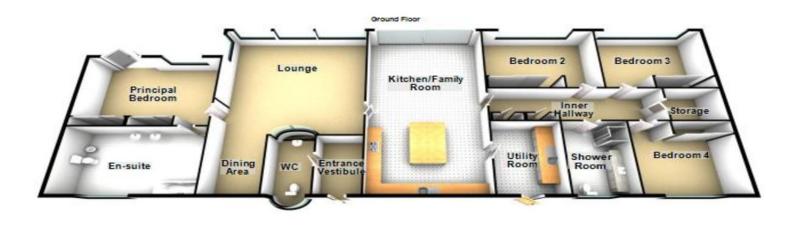




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Floorplans



Property Room Sizes

ENTTRANCE VESTIBULE

7'0" x 5'8" (2.13m x 1.73m)

OPEN PLAN LOUNGE/DINING ROOM

32' 4" x 20' 6" (9.86m x 6.25m)

KITCHEN/FAMILY ROOM

30' 9" x 13' 0" (9.37m x 3.96m)

UTILITY ROOM

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

PRINCIPAL BEDROOM

16' 11" x 12' 3" (5.16m x 3.73m)

EN-SUITE

11' 10" x 9' 6" (3.61m x 2.9m)

BEDROOM

14' 4" x 11' 5" (4.37m x 3.48m)

BEDROOM

14' 2" x 11' 1" (4.32m x 3.38m)

BEDROOM

11'2" x 9' 2" (3.4m x 2.79m)

SHOWER ROOM

11'3" x 5' 7" (3.43m x 1.7m)

INNER HALL

17' 7" x 4' 7" (5.36m x 1.4m)

WC

11'1" x 3'7" (3.38m x 1.09m)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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