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Leading Perthshire Estate Agency

Five Pines , Main Street, Ardlar, Blairgowrie, PH12 8SR

Offers Over £330,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Five Pines , Main Street, Ardler, Blairgowrie, PH12 8SR.

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

The village is located close to the towns of Alyth and Meigle. Alyth offers a variety of local amenities including shops, a post office, bank and health centre.

There is a reputable primary school within the town and secondary schooling can be found in Blairgowrie and Kirriemuir. Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities. Golf enthusiasts are spoilt for choice with Alyth having its own golf courses and the prestigious championship golf course at Rosemount, is considered one of the best courses in Scotland.

The village is also well placed for accessing Dundee, Perth and Kirriemuir. History of the Village The small hamlet dates back to the mid 1850's and homes a traditional church. The village was founded in the 1830s by the radical thinker and politician George Kinloch (1775 - 1833) who planned to develop a marketing centre for Strathmore on the railway line linking Dundee and Coupar Angus.



Property Summary

We are delighted to bring to the market this bespoke Architecturally designed DETACHED THREE BEDROOM EXECUTIVE VILLA situated on the outskirts of the beautiful village of Ardler.

Set withing beautiful mature landscaped grounds this unique property featuring natural stone, timber and glass allows this property to blend in beautifully with the landscaping.

The spacious accommodation comprises wide and welcoming reception hall; contemporary open plan kitchen/dining room with integrated appliances together with feature double glazed bi-folding doors to the garden; utility room; large and bright lounge and shower room on the ground floor level and family bathroom; 3 double bedrooms with the principal having an en-suite on the first floor.

The views from the Apex windows in the principal bedroom are magnificent.

There is triple glazing and LPG gas heating.

Externally there is a large driveway, large shed and wooden stable block. The garden grounds are predominantly laid to lawn with planted borders.



Key property features

- ✓ Bespoke Detached Villa
- ✓ Magnificent open views
- ✓ Feature Apex window and Bi-folding doors
- ✓ Bright Lounge
- ✓ Open plan Kitchen and Dining area
- ✓ Utility room and excellent storage
- ✓ 3 Double bedrooms
- ✓ Shower Room, Bathroom & En-Suite
- ✓ Large Garden Grounds
- ✓ Quiet Location











Have a property to sell?

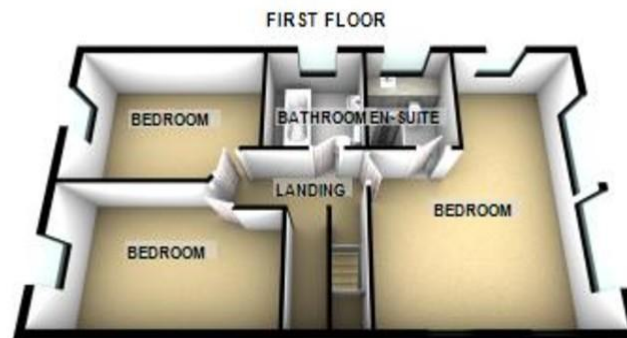
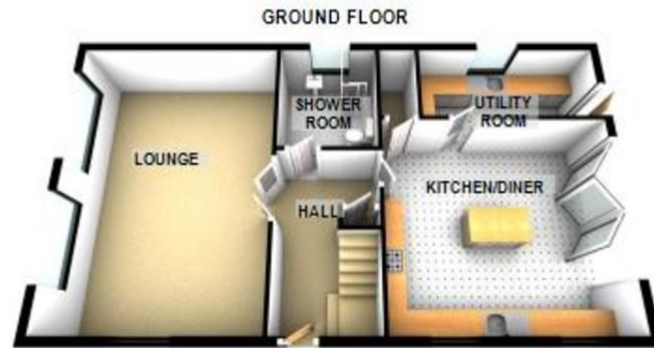
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

HALLWAY

16' 5" x 8' 4" (5m x 2.54m)

LOUNGE

23' 7" x 14' 9" (7.19m x 4.5m)

KITCHEN/DINING ROOM

16' 9" x 16' 6" (5.11m x 5.03m)

SHOWER ROOM

LANDING

16' 6" x 13' 6" (5.03m x 4.11m)

BEDROOM 1

23' 7" x 16' 9" (7.19m x 5.11m)

ENSUITE

7' 1" x 6' 3" (2.16m x 1.91m)

BEDROOM 2

14' 2" x 11' 4" (4.32m x 3.45m)

BEDROOM 3

12' 2" x 11' 4" (3.71m x 3.45m)

FAMILY BATHROOM

9' 8" x 6' 3" (2.95m x 1.91m)

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

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