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Leading Perthshire Estate Agency

25 Cedar Avenue, Blairgowrie, PH10 6TT

Offers Over £240,000


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ESTATE & LETTING AGENTS

Buying with Next Home

25 Cedar Avenue, Blairgowrie, PH10 6TT

Many thanks for your interest with 25 Cedar Avenue, Blairgowrie, PH10 6TT.

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.





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Property Summary

Next Home are delighted to bring to the market this immaculately presented 3 bedroom detached villa situated in a very popular area of Blairgowrie.

The property would make the ideal family home with spacious accommodation set over 2 levels comprising: Entrance hall with storage, spacious lounge with space for a variety of free-standing furniture, dining room, modern kitchen with integrated washing machine, dishwasher, 4 ring electric hob and a oven/grill below, large conservatory which gives access to the rear garden, 3 double bedrooms, 2 of which are located on the 1st floor and one on the ground floor and 2 modern shower rooms located on both levels. The property occupies a generous sized plot and has potential to be extended.

Off-street parking is to the front of the property with space for multiple vehicles and leads to a single garage.

There is a lovely well-maintained private garden to the rear of the property with a large lawn, flower bedding to the borders and a patio area ideal for outdoor dining in the summer months.

Gas central heating and double glazing throughout.



Key property features

- ✓ 3 double bedrooms
- ✓ Immaculately presented
- ✓ Conservatory
- ✓ Popular residential area
- ✓ Good sized garden
- ✓ Gas central heating
- ✓ Modern kitchen
- ✓ Modern shower rooms
- ✓ Good storage
- ✓ Quiet location













Next Home - 25 Cedar Avenue, Blairgowrie, PH10 6TT

Have a property to sell?

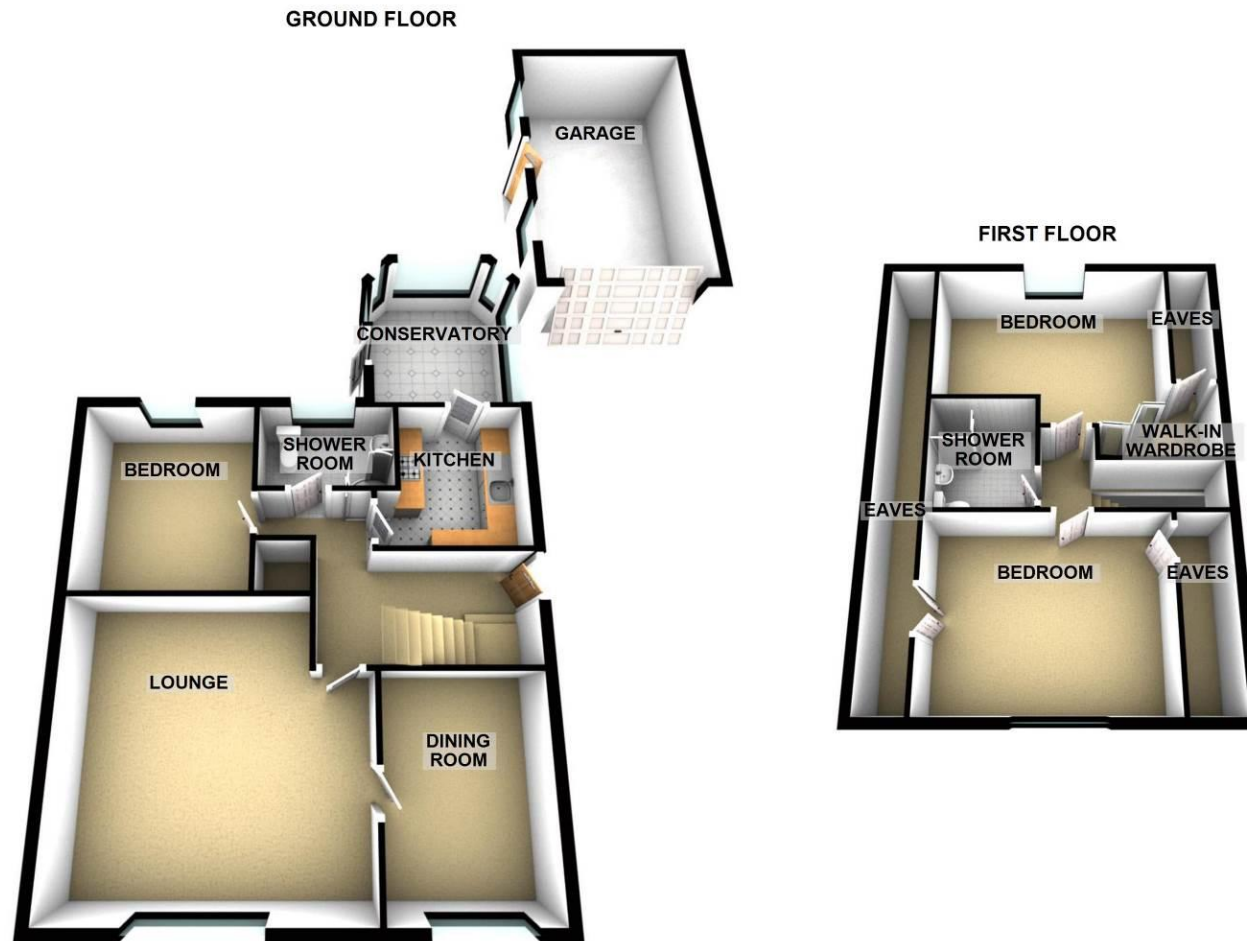
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

LOUNGE

14' 8" x 14' 2" (4.47m x 4.32m)

DINING ROOM

9' 2" x 9' 6" (2.79m x 2.9m)

KITCHEN

10' 3" x 9' 1" (3.12m x 2.77m)

CONSERVATORY

11' 3" x 9' 9" (3.43m x 2.97m)

BEDROOM

12' 6" x 10' 6" (3.81m x 3.2m)

BEDROOM

10' x 9' 5" (3.05m x 2.87m)

BEDROOM(GROUND FLOOR)

12' x 9' 5" (3.66m x 2.87m)

SHOWER ROOM(GROUND FLOOR)

6' 7" x 6' 5" (2.01m x 1.96m)

SHOWER ROOM(1ST FLOOR)

6' 9" x 5' (2.06m x 1.52m)



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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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