



Leading Perthshire Estate Agency

Springbank , Newton Street, Blairgowrie, PH10 6HZ

Offers Over £460,000

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**NEXTHOME**

# Buying with Next Home

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Springbank , Newton Street, Blairgowrie, PH10 6HZ

Many thanks for your interest with Springbank , Newton Street, Blairgowrie, PH10 6HZ.

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 renown 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

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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 fantastic opportunity to purchase this executive traditionally built 4 bedroom Victorian villa situated in a sought after area of Blairgowrie.

The property is ideal for a family with spacious accommodation set over 2 levels comprising: Vestibule, a welcoming entrance hall, very spacious lounge with dual aspect windows to the front and side with room for a variety of free-standing furniture, modern kitchen with breakfast bar, space for an American style fridge/freezer, double oven with 5 ring gas hob above and space for a dining table and chairs, an additional sitting room with a woodburning stove and spiral staircase gives access to a home office/gym, tastefully decorated utility room/boot room and newly fitted shower room are all located on the ground floor.

The 1st floor is accessed by a lovely carpeted stairwell with bespoke panelling leads to a bright and spacious landing which access to all 4 bedrooms. There are 3 double bedrooms and a single/study with the principal bedroom benefitting from dual aspect windows to side and front, space for a variety of free-standing furniture and en-suite bathroom.

The property sits on a generous sized plot with ample space for multiple vehicles provided by a large gravelled driveway.

There is a lovely well-kept lawn to the front with mature shrubbery and a private garden to the side with lawn, patio and timber sheds.

Gas central heating throughout.



# Key property features

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- ✓ Modern Kitchen
- ✓ Modern Shower room
- ✓ Modern utility/boot room
- ✓ Single garage
- ✓ Large garden
- ✓ Sought after area
- ✓ Close to local amenities
- ✓ Ideal family home
- ✓ Bespoke panelling
- ✓ Extended















# Have a property to sell?

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



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# Floorplans

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# Property Room sizes

## **VESTIBULE**

*8' x 6' 0" (2.44m x 1.83m)*

## **HALL**

*12' 9" x 8' 3" (3.89m x 2.51m)*

## **LOUNGE**

*15' 8" x 15' 2" (4.78m x 4.62m)*

## **KITCHEN/DINING**

*12' 3" x 12' 3" (3.73m x 3.73m)*

## **SITTING ROOM**

*22' 7" x 11' 3" (6.88m x 3.43m)*

## **UTILITY ROOM/BOOT ROOM**

*17' 8" x 9' 3" (5.38m x 2.82m)*

## **LANDING**

*14' 8" x 8' 6" (4.47m x 2.59m)*

## **BEDROOM**

*15' 5" x 15' 3" (4.7m x 4.65m)*

## **ENSUITE**

*15' 8" x 5' 2" (4.78m x 1.57m)*

## **BEDROOM**

*12' 9" x 8' 6" (3.89m x 2.59m)*

## **BEDROOM**

*13' 3" x 12' 9" (4.04m x 3.89m)*

## **BEDROOM/STUDY**

*11' 6" x 6' 5" (3.51m x 1.96m)*

## **SHOWER ROOM(GROUND FLOOR)**

*13' 3" x 4' 9" (4.04m x 1.45m)*

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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