

### Buying with **Next Home**

Springbank, Newton Street, Blairgowrie, PH10 6HZ

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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.



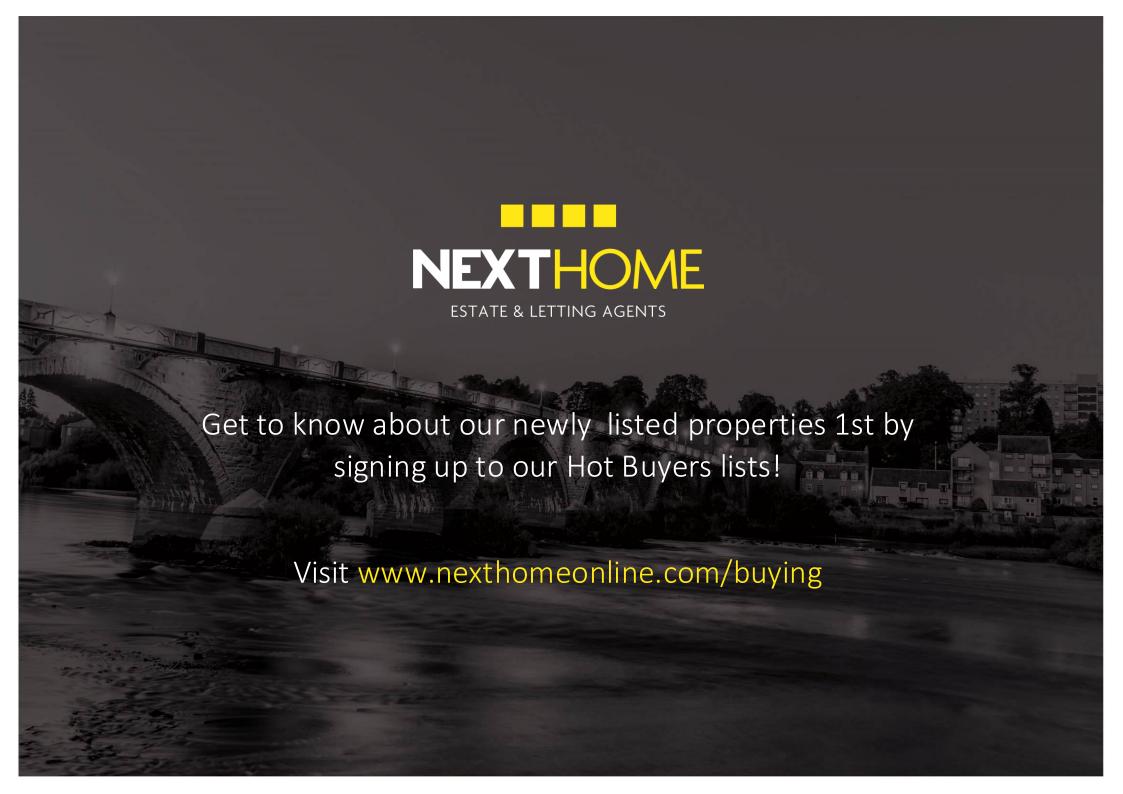












#### **Property Summary**

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.

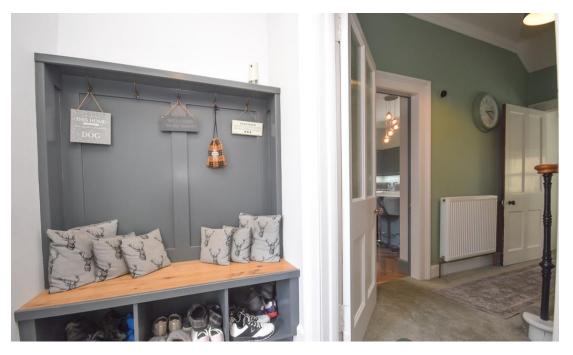
The property is ideal for a family with spacious accommodation set over 2 levels comprising: Vestibule, a welcoming entrance hall. very spacious lounge with dual aspect windows to the front and side with room for a variety of free-standing furniture, modern kitchen with breakfast bar, space for an American 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

- ✓ 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
- Fxtended









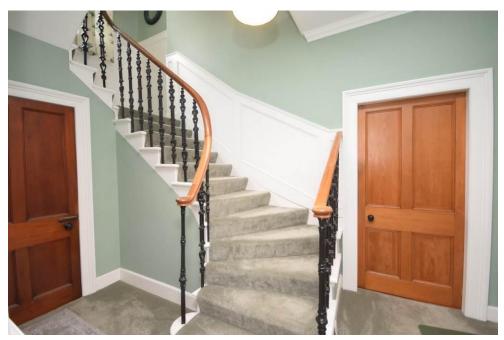












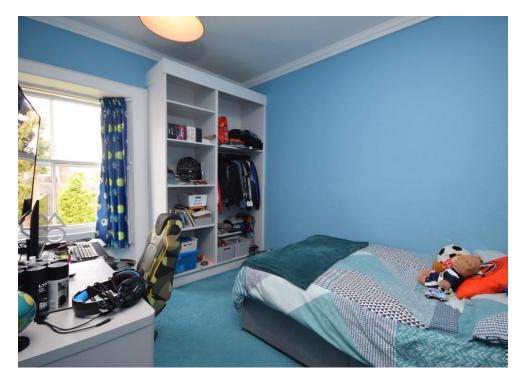
















## Floorplans









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



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