



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Greenland , Brucefield Road, Blairgowrie, PH10 6LA

Offers Over £585,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Greenland , Brucefield Road, Blairgowrie, PH10 6LA

Many thanks for your interest with Greenland , Brucefield Road, Blairgowrie, PH10 6LA.

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.





# 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.









# Property Summary

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A rare opportunity to purchase this Detached 5 Bedroom Executive Villa Split over 4 Levels offering magnificent open plan living set within approx. 1.3 acres of private garden grounds.

The spacious accommodation comprises reception hall and dining area with patio doors to the rear; large breakfasting kitchen fitted with bespoke Italian 'Pininfarina' kitchen incorporating integrated appliances including double oven, fridge, freezer, dishwasher and large hob together with central island; utility room with boiler cupboard and further storage cupboard. Stairs lead to lower level with boot room; modern shower room; principal bedroom with door to front, dressing area and large en-suite bathroom. On the first floor is the bright lounge with balcony and sliding doors to the sunroom/office. The second floor has a family bathroom and 4 double bedrooms, one with en-suite.

The enclosed gardens are predominantly laid to lawn with woodland area, patio area, summer house, garden room and sweeping driveway to accommodate several vehicles leading to 5 good quality car garages.

Early viewing is highly recommended to appreciate the quality and quantity of accommodation on offer.



# Key property features

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- ✓ Executive Detached Family Villa
- ✓ Private Enclosed Gardens Extending to 1.3 Acres
- ✓ Open Plan Living Accommodation
- ✓ Modern Breakfasting Kitchen
- ✓ Lounge with Balcony and Apex Ceiling
- ✓ Sunroom/Office with lovely views
- ✓ 5 Double Bedrooms
- ✓ Shower Room, Bathroom and 2 En-Suites
- ✓ Boot Room and Utility Room
- ✓ 5 High Specification Garages and Large Sweeping Driveway











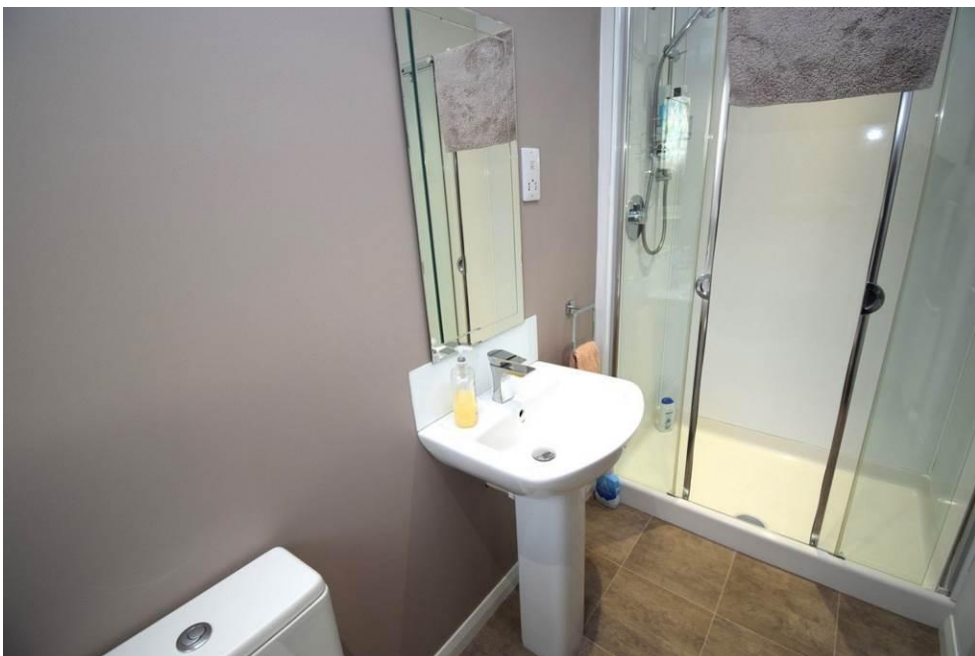














An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a suburban setting.

# Have a property to sell?

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



## NEXTHOME

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# Floorplans

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# Property Room Sizes

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## RECEPTION HALL AND DINING AREA

32' 7" x 10' 7" (9.93m x 3.23m)

## BREAKFASTING KITCHEN

25' 11" x 12' 8" (7.9m x 3.86m)

## UTILITY ROOM

8' 2" x 7' 4" (2.49m x 2.24m)

## BOOT ROOM

9' 7" x 5' 9" (2.92m x 1.75m)

## SHOWER ROOM

8' 3" x 6' 3" (2.51m x 1.91m)

## PRINCIPAL BEDROOM

15' 4" x 13' 1" (4.67m x 3.99m)

## DRESSING AREA

9' 9" x 4' 5" (2.97m x 1.35m)

## EN-SUITE BATHROOM

9' 5" x 7' 2" (2.87m x 2.18m)

## LOUNGE

22' 3" x 16' 1" (6.78m x 4.9m)

## SUN ROOM/OFFICE

16' 5" x 11' 8" (5m x 3.56m)

## LANDING

8' 9" x 6' 1" (2.67m x 1.85m)

## BEDROOM

12' 7" x 10' 1" (3.84m x 3.07m)

## EN-SUITE

9' 3" x 4' 1" (2.82m x 1.24m)

## BEDROOM

11' 1" x 10' 10" (3.38m x 3.3m)

## BEDROOM

12' 6" x 9' 7" (3.81m x 2.92m)

## BEDROOM

11' 2" x 8' 9" (3.4m x 2.67m)

## BATHROOM

9' 3" x 7' 2" (2.82m x 2.18m)

## DOUBLE GARAGE

19' 11" x 19' 6" (6.07m x 5.94m)

## TRIPLE GARAGE

29' 9" x 19' 6" (9.07m x 5.94m)

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.





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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