

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Glen Rosa Rosemount Park Gardens, Blairgowrie, Perthshire,

Offers Over £285,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Glen Rosa Rosemount Park Gardens, Blairgowrie,  
Perthshire, PH10 6TW

Many thanks for your interest with Glen Rosa Rosemount Park Gardens, Blairgowrie, Perthshire, PH10 6TW.

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.

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# 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

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Next Home are delighted to bring to the market this immaculately presented 3 bedroom detached bungalow situated in the sought after area of Rosemount, Blairgowrie.

The property is ideal for a host of buyers with accommodation set over one level comprising: Vestibule, an L-shaped entrance hall, a very spacious lounge with ample room for variety of free-standing furniture, fully fitted kitchen which is open plan to a dining area, utility room, large conservatory which gives direct access to the decking, 3 bedrooms with built in wardrobes (principal bedroom offers a en-suite shower room) and a family bath room.

To the front there is off-street parking for 2 cars via a mono-bloc driveway which leads to a single garage.

There is wrap-around garden with the front being laid to lawn for ease of maintenance and a large decking area ideal for hosting and relaxing.

Additionally there is extra parking to the rear for larger vehicles and the access is off Blairgowrie House Road.

Gas central heating and double glazing throughout.



# Key property features

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- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Private location
- ✓ Sought after area
- ✓ Ample parking
- ✓ Single garage
- ✓ Large garden
- ✓ Conservatory
- ✓ Large decking
- ✓ Immaculately presented























An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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

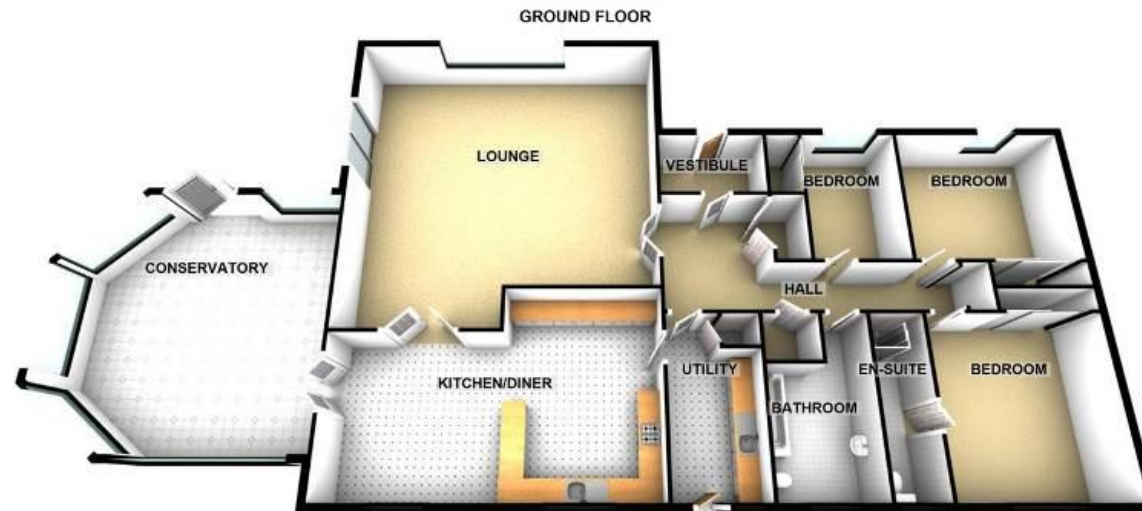


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# Floorplans

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# Property Room sizes

## VESTIBULE

5' 9" x 5' 9" (1.77m x 1.77m)

## HALL

5' 9" x 16' 4" (1.77m x 5m)

## LOUNGE

19' 2" x 17' 5" (5.85m x 5.33m)

## KITCHEN/DINER

17' 5" x 12' 8" (5.33m x 3.88m)

## CONSERVATORY

14' 6" x 13' 4" (4.42m x 4.08m)

## BEDROOM

12' 0" x 10' 2" (3.66m x 3.10m)

## ENSUITE

10' 2" x 3' 1" (3.10m x 0.96m)

## BEDROOM

11' 3" x 10' 0" (3.43m x 3.05m)

## BEDROOM

10' 0" x 7' 9" (3.05m x 2.38m)

## BATHROOM

10' 2" x 5' 9" (3.10m x 1.77m)

## UTILITY ROOM

10' 2" x 5' 9" (3.10m x 1.77m)

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)

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