

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Acer Cottage, Golf Course Road, Blairgowrie, PH10 6LJ

Offers Over £350,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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Acer Cottage, Golf Course Road, Blairgowrie, PH10 6LJ

Many thanks for your interest with Acer Cottage, Golf Course Road, Blairgowrie, PH10 6LJ.

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

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Next Home are delighted to bring to the market this extended 3 bedroom detached bungalow set within the highly desirable area of Rosemount Blairgowrie.

The property is set over one level and offers spacious accommodation comprising: Entrance hall, a welcoming lounge with wood-burning stove and French patio doors that lead to a brand-new conservatory, a very spacious kitchen dining room with built-in Appliances, an additional sitting room/dining area which is accessed through the inner hallway which also offers a space for a study, three double bedrooms with built-in storage, a shower room suite and a WC. Property is situated on a generous size plot with ample or Street parking to the front for multiple vehicles via a gravel driveway which leads to a single garage.

There is a private garden to the rear with the borders filled with ground cover and an easy to maintain lawn.

There is a large side garden with a summer house which offers space to potentially extend the property further.

Gas central heating and double glazing throughout.





# Key property features

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- ✓ 3 bedrooms
- ✓ New conservatory
- ✓ Large garden
- ✓ Ideal for a host of buyers
- ✓ Popular residential area
- ✓ Garage
- ✓ Gas central heating
- ✓ 2 reception rooms
- ✓ Bungalow





















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 middle-class housing estate.

# Have a property to sell?

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

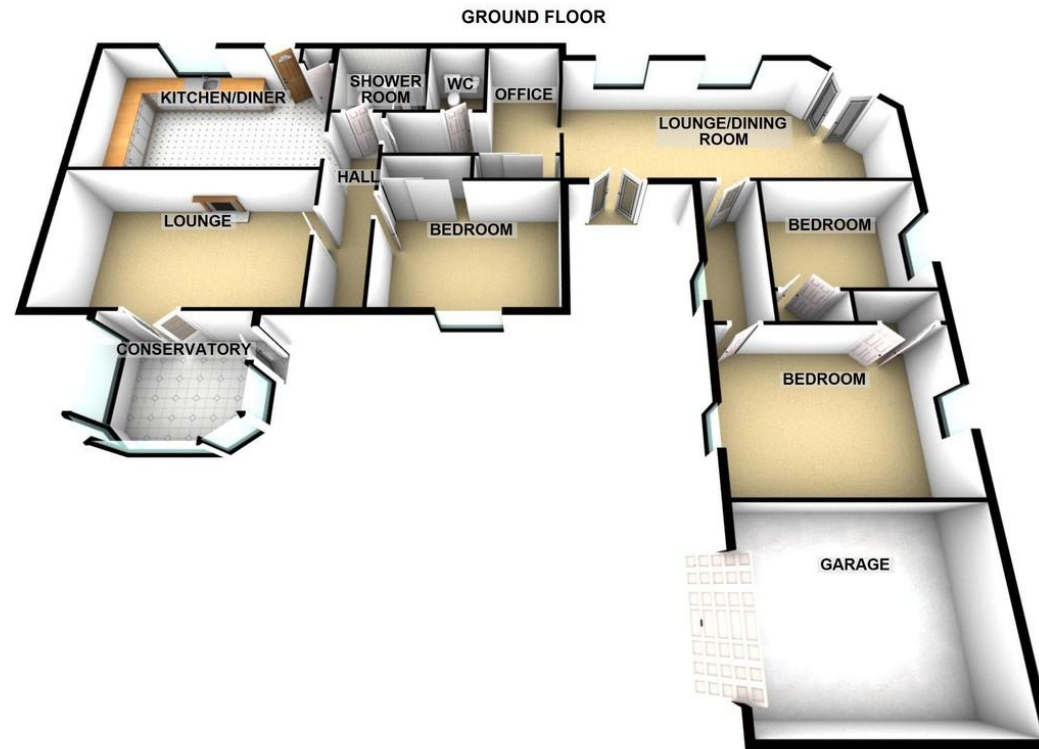


## NEXTHOME

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# Floorplans

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# Property Room sizes

## HALLWAY

15' 2" x 4' 4" (4.62m x 1.32m)

## LOUNGE

18' 3" x 11' 4" (5.56m x 3.45m)

## CONSERVATORY

## KITCHEN

18' 3" x 12' 2" (5.56m x 3.71m)

## OFFICE SPACE/HALL

13' x 9' 11" (3.96m x 3.02m)

## DINING AREA

11' 10" x 11' 7" (3.61m x 3.53m)

## SITTING AREA

13' x 11' 6" (3.96m x 3.51m)

## BEDROOM

16' 2" x 11' 9" (4.93m x 3.58m)

## BEDROOM

11' 10" x 8' 9" (3.61m x 2.67m)

## BEDROOM

11' 9" x 10' 1" (3.58m x 3.07m)

## SHOWER ROOM

6' 7" x 5' 9" (2.01m x 1.75m)

## W/C

6' 9" x 4' 2" (2.06m x 1.27m)

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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