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Leading Perthshire Estate Agency

19 Brooklinn Crescent, Rattray, Blairgowrie, PH10 7FA

Offers Over £280,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

19 Brooklinn Crescent, Rattray, Blairgowrie, PH10 7FA

Many thanks for your interest with 19 Brooklinn Crescent, Rattray, Blairgowrie, PH10 7FA.

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

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

We are delighted to bring to the market this immaculately presented DETACHED FOUR BEDROOM EXECUTIVE VILLA situated within a popular residential area.

The property offers well-proportioned accommodation comprising entrance hall; bright lounge with large under stair cupboard; dining kitchen with modern units incorporating breakfast bar, integrated oven, microwave, hob, extractor, fridge/freezer and dishwasher; attractive sun room with door to the rear garden; WC; utility room with door to the side and space for appliances; four bedrooms, the principal having a walk in wardrobe/dressing room and en-suite shower room; family bathroom with shower over the bath.

The property benefits from having double glazing and gas central heating with hybrid boiler using an air source heat pump.

There is an integral garage and parking for several vehicles.

The garden is enclosed and is laid to lawn with paved patio area and a raised decking area. External tap. Early viewing is recommended.



Key property features

- ✓ 4 double bedrooms
- ✓ Ideal family home
- ✓ Immaculately presented
- ✓ Sunroom
- ✓ Close to all local amenities
- ✓ Garage/workshop
- ✓ Principal en-suite
- ✓ Air source heat pump
- ✓ Private garden
- ✓ Utility room













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?

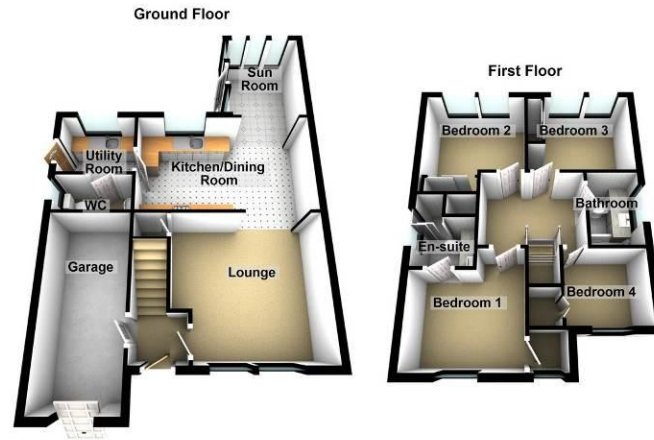
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

HALL

LOUNGE

14' 1" x 10' 9" (4.3m x 3.3m)

KITCHEN/DINER

18' 0" x 10' 5" (5.5m x 3.2m)

SUN ROOM

13' 1" x 9' 2" (4m x 2.8m)

UTILITY ROOM

7' 6" x 6' 2" (2.3m x 1.9m)

W/C

6' 6" x 3' 7" (2m x 1.1m)

BEDROOM

14' 5" x 10' 2" (4.4m x 3.1m)

ENSUITE

8' 3" x 6' 1" (2.53m x 1.87m)

BEDROOM

11' 1" x 8' 6" (3.4m x 2.6m)

BEDROOM

13' 9" x 8' 6" (4.2m x 2.6m)

BEDROOM

10' 9" x 8' 6" (3.3m x 2.6m)

BATHROOM

6' 6" x 6' 6" (2.0m x 2.0m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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