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Leading Perthshire Estate Agency

Raemoir, Kirkmichael, Blairgowrie, PH10 7NX

Offers Over £310,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Raemoir, Kirkmichael, Blairgowrie, PH10 7NX

Many thanks for your interest with Raemoir, Kirkmichael, Blairgowrie, PH10 7NX.

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

Local amenities within Kirkmichael include a nursery, primary school, church, hotel and community owned village shop.

The towns of Blairgowrie and Pitlochry are equidistant at approximately 12 miles away and secondary schooling can be found in both. 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

Next Home are delighted to bring to the market this rare opportunity to purchase this 5 bedroom detached bungalow situated in the sought after area of Kirkmichael.

Raemoir is set over one level and comprises: A good sized utility room gives access to the property and open plan to a large kitchen/dining area , a very spacious lounge with ample room for range of free-standing furniture, conservatory which gives access to the garden, 3 double bedrooms, 2 single bedrooms, a shower room and a 4 piece bathroom suite complete the property.

There are mature trees to the borders for privacy and a large lawn that is easy to maintain in the main garden.

Off-street parking is provided by a large driveway that leads to a large double wooden double garage.

Beside the property there is a large additionally garden with great potential to extend the property further, build another property or to create a wonderful garden space.

Oil fired heating and double glazing throughout.

Additionally there is a large attic space that be converted into additional rooms.



Key property features

- ✓ 5 bedrooms
- ✓ Large plot with potential for planning
- ✓ Large attic space
- ✓ Chain free
- ✓ Ideal for a family
- ✓ rare to the market
- ✓ Good sized lounge & kitchen
- ✓ 2 Bathrooms
- ✓ Large double garage
- ✓ Private and quiet location













An aerial photograph of a suburban residential area, 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. The text is centered over the middle of the image.

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

UTILITY ROOM

12' 2" x 12' 6" (3.71m x 3.81m)

KITCHEN/DINER

18' 3" x 10' 9" (5.56m x 3.28m)

LOUNGE

19' 3" x 16' 5" (5.87m x 5m)

CONSERVATORY

10' 9" x 9' 1" (3.28m x 2.77m)

BEDROOM

14' 3" x 12' 1" (4.34m x 3.68m)

BEDROOM

13' 3" x 12' 1" (4.04m x 3.68m)

BEDROOM

10' 7" x 9' 8" (3.23m x 2.95m)

BEDROOM

16' 3" x 5' 4" (4.95m x 1.63m)

BEDROOM

10' 7" x 5' 9" (3.23m x 1.75m)

SHOWER ROOM

6' 8" x 5' 9" (2.03m x 1.75m)

BATHROOM

10' 4" x 8' 3" (3.15m x 2.51m)

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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