



Leading Perthshire Estate Agency

Glenburn, Main Street, Kirkmichael, Blairgowrie, PH10 7NT

Offers Over £175,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Glenburn, Main Street, Kirkmichael, Blairgowrie, PH10 7NT

Many thanks for your interest with Glenburn, Main Street, Kirkmichael, Blairgowrie, PH10 7NT.

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 renowned 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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Local amenities within Kirkmichael includes 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.

Pitlochry is set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery and a community hospital.

The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair castle.

The town is bypassed by the A9 trunk route providing easy access to the North and South.



# Property Summary

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Next Home are delighted to bring to the market this immaculately presented 2-bedroom mid-terraced villa situated in the popular and quiet village of Kirkmichael.

The property is presented in move-in condition and has been completely renovated throughout. Glenburn sits on Main Street and is set over 2 levels comprising: Entrance hall with under-stair storage; lounge with ample room for a range of free-standing furniture, open plan kitchen/dining area with a newly fitted 'Howdens' kitchen with a fitted slim line dishwasher, fridge freezer, 4 ring hob with oven below and space for a table and chairs.

A carpeted stairwell leads to the first floor landing but also gives access to the rear garden. There are 2 double bedrooms with built in storage and attractive bay windows to the front and a modern 3-piece bathroom suite completes the property.

To the rear the garden has been fully landscaped and with 2 raised decking areas providing areas for outdoor dining with 2 areas benefiting from views over Kirkmichael and the surrounding countryside

Electric heating and double glazing throughout.





# Key property features

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- ✓ Renovated throughout
- ✓ New electric heating
- ✓ Newly fitted 'Howdens' kitchen
- ✓ 2 double bedrooms
- ✓ Good Storage
- ✓ Immaculately presented
- ✓ Popular residential area
- ✓ Fully landscaped garden
- ✓ Ideal for a first-time buyer
- ✓ Chain free















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 trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

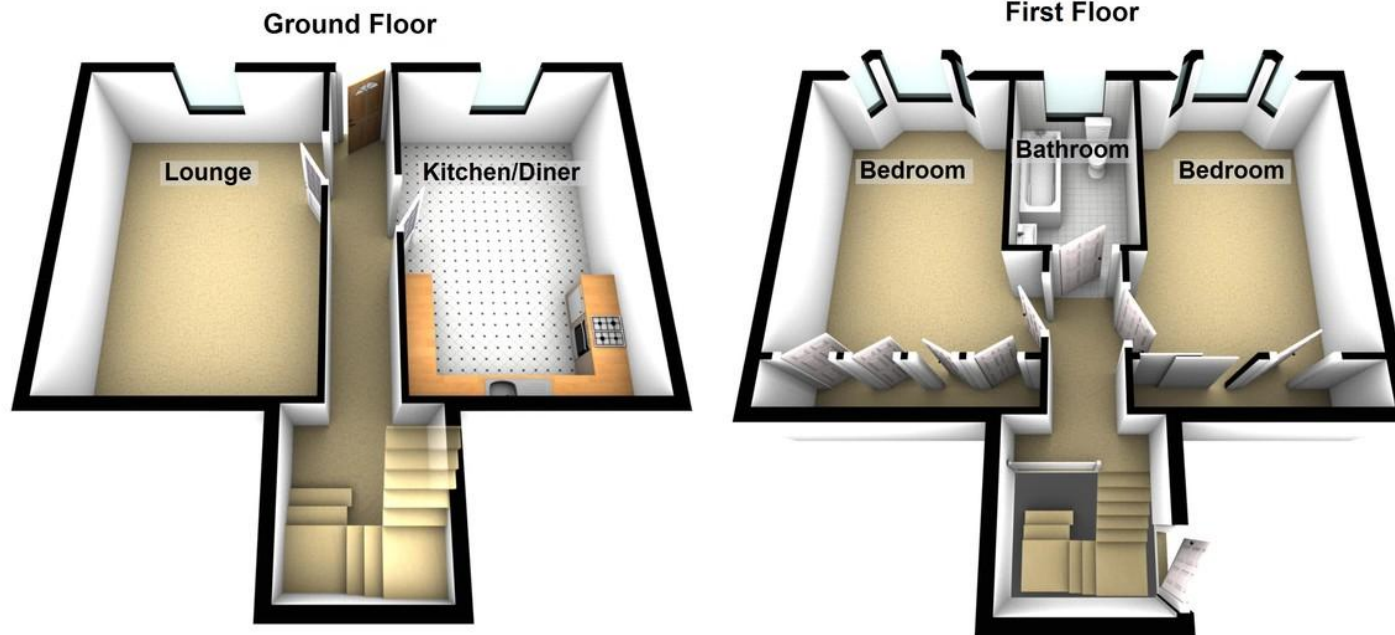
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

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## HALL

## LOUNGE

*13' 8" x 10' 4" (4.17m x 3.15m)*

## KITCHEN/DINER

*13' 8" x 8' 9" (4.17m x 2.67m)*

## BEDROOM

*15' 4" x 10' 8" (4.67m x 3.25m)*

## BEDROOM

*15' 4" x 10' (4.67m x 3.05m)*

## BATHROOM

*8' 9" x 5' 3" (2.67m x 1.6m)*

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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