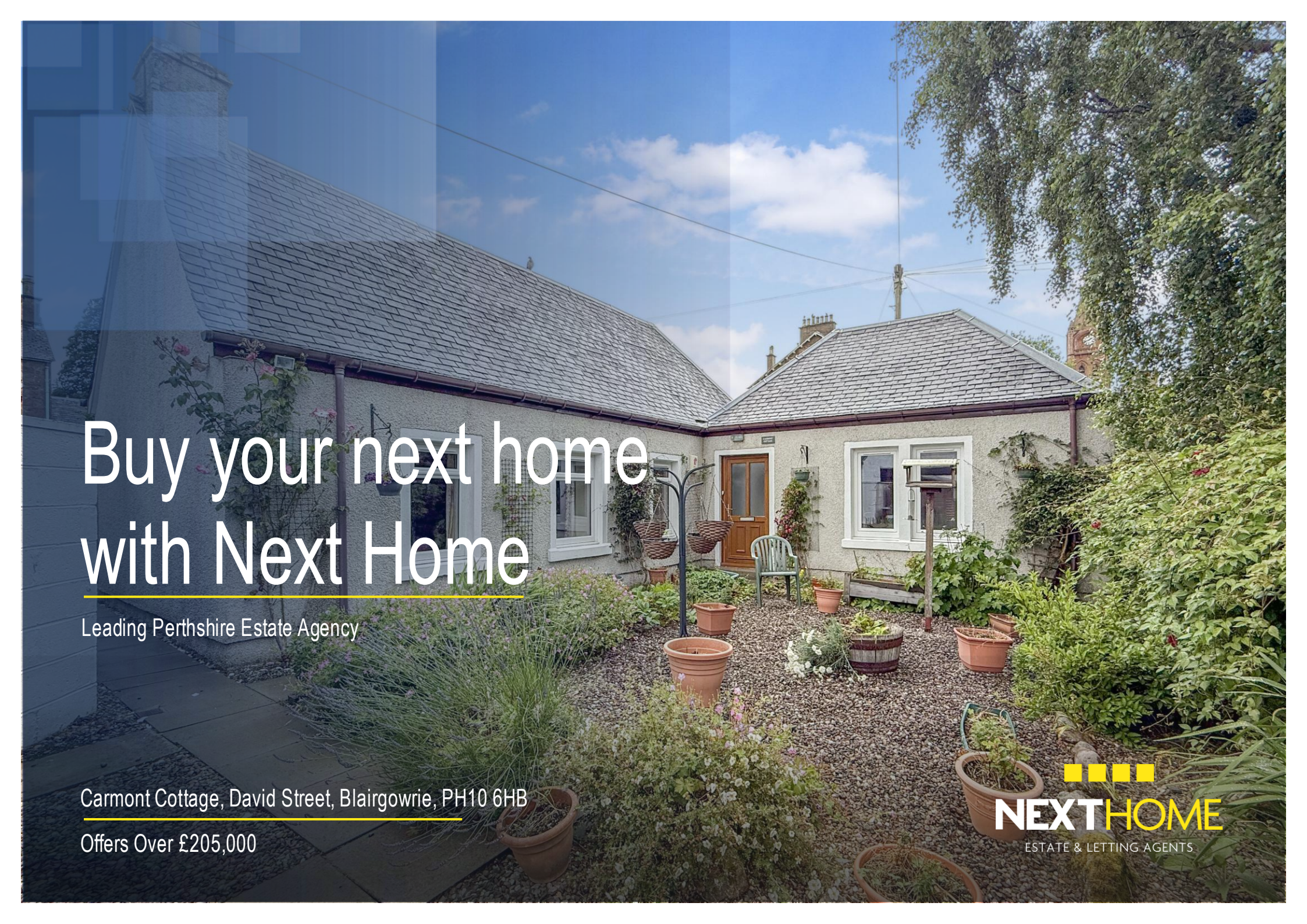




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Leading Perthshire Estate Agency

Carmont Cottage, David Street, Blairgowrie, PH10 6HB

Offers Over £205,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Carmont Cottage, David Street, Blairgowrie, PH10 6HB

Many thanks for your interest with Carmont Cottage, David Street, Blairgowrie, PH10 6HB.

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

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



Property Summary

Quietly nestled in a peaceful and sought-after area, this delightful detached 2-bedroom cottage offers the perfect blend of character, comfort and convenience just a short distance from the town centre.

The property features a bright and welcoming living room with feature cast iron fireplace; a well-appointed kitchen with appliances and storage cupboard off, two comfortable bedrooms, both with fitted storage and bathroom with white suite.

There is double glazing and gas central heating throughout.

Externally there is a driveway providing off street parking, gravel chipped garden to the front planted with colorful shrubs, timber shed and to the side is a private paved courtyard.

The property is ideal for those seeking a tranquil retreat with easy access to local amenities.



Key property features

- ✓ Detached Cottage
- ✓ Spacious living room with feature fireplace
- ✓ Dining Kitchen
- ✓ 2 Bedrooms
- ✓ Bathroom with white suite
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Driveway and Courtyard Garden
- ✓ Central location
- ✓ Rare to the market









An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

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



Property Room Sizes

HALL

10' 10" x 5' 6" (3.3m x 1.68m)

LOUNGE

21' 8" x 12' 1" (6.6m x 3.68m)

KITCHEN

14' 1" x 9' 6" (4.29m x 2.9m)

BATHROOM

6' 11" x 6' 1" (2.11m x 1.85m)

BEDROOM

11' 8" x 10' 9" (3.56m x 3.28m)

BEDROOM

11' 6" x 9' 2" (3.51m x 2.79m)

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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

The only Perthshire estate agent available 7 days until 9pm

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