

Greenfield, Lochy Terrace, Blairgowrie, PH10 6JF

Offers Over £450,000



### Buying with **Next Home**

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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.



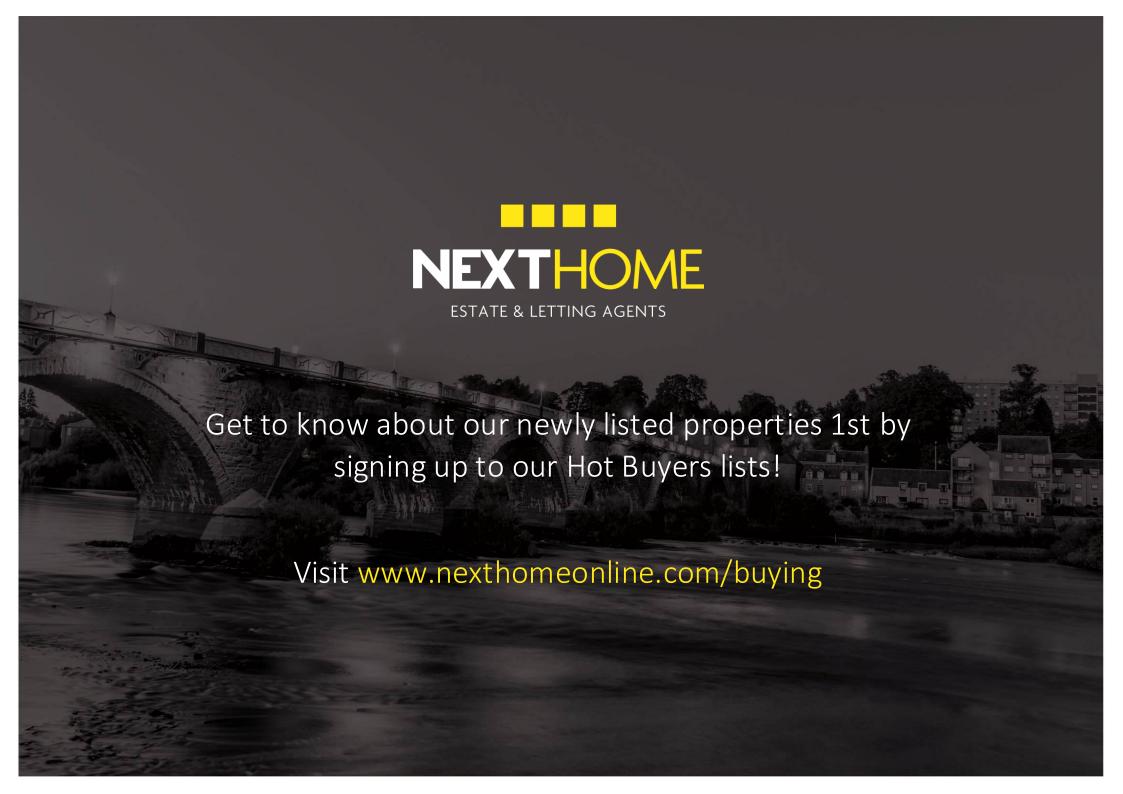












#### **Property Summary**

We are delighted to bring to the market this rare opportunity to purchase this unique family home situated on the most envious plot in the popular town of Blairgowrie.

Greenfield offers spacious and versatile living and is ideal for a growing family, a developer or a keen gardener.

Set over 2 levels the accommodation comprises: Vestibule, a welcoming entrance hall, a bright and spacious lounge with dual aspect windows allowing natural light to flood the room, a sitting room, dining room, kitchen, office/bedroom with utility which can be used as 'granny flat' and a shower room complete the property on the ground floor.

The 1st floor is accessed by a carpeted stairwell and this leads to a large principal bedroom with stunning views overlooking the garden and town, 3 further double bedrooms , a study and a large bathroom fitted with a shower, bath , W/C and wash hand basin.

There are large garden grounds (approx. 1 acre) which are mainly laid lawn for ease of maintenance with mature planting and trees to the borders to offers privacy

There is ample off-street from either side of the property for multiple vehicles and a single garage.

Additionally there is a hidden garden to the rear of the property which is ideal for hosting and relaxing in the summer months.

Gas central heating and single glazed windows.

This property is 'C' Listed and in a conservation area.





### Key property features

- **♥** Rare to the market
- **⋖** Great plot
- **У** Development opportunity
- ❤ Popular residential area
- **У** Substantial sized family home
- **♥** Great gardens
- Period features such as cornicing and roof light in stairwell
- Ample parking
- **♥** Garage
- 'C' Listed building
- **♥** Working shutters in main rooms







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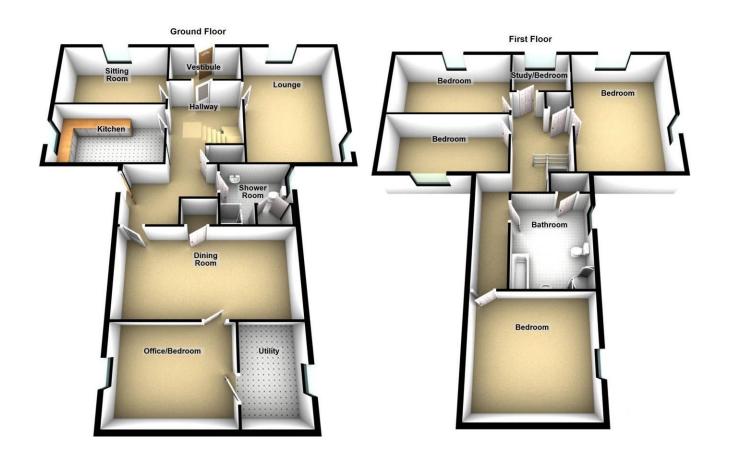




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## Floorplans



### Property Room sizes

VESTIBULE

8' x 5' 3" (2.44m x 1.6m)

HALL

11' 9" x 8' 4" (3.58m x 2.54m)

LOUNGE

20' x 15' 1" (6.1m x 4.6m)

SITTING ROOM

13' x 12' 3" (3.96m x 3.73m)

KITCHEN

13' x 9' 5" (3.96m x 2.87m)

DINING ROOM

14' 5" x 11' 9" (4.39m x 3.58m)

UTILITY ROOM

8' 3" x 8' 6" (2.51m x 2.59m)

STORE ROOM/OFFICE

9' 5" x 9' 1" (2.87m x 2.77m)

SHOWER ROOM(GROUND FLOOR)

6' 6" x 6' 4" (1.98m x 1.93m)

**BEDROOM** 

20' x 15' 1" (6.1m x 4.6m)

**BEDROOM** 

13' x 9' 4" (3.96m x 2.84m)

**BEDROOM** 

13' x 10' 9" (3.96m x 3.28m)

**BEDROOM** 

15' 4" x 14' 3" (4.67m x 4.34m)

STUDY

8' x 7' 6" (2.44m x 2.29m)

BATHROOM

12' 3" x 11' 6" (3.73m x 3.51m)

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 roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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