

Buy your next home with Next Home

Leading Perthshire Estate Agency

1 Paterson Drive, Blairgowrie, PH10 6TU

Offers Over £190,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

1 Paterson Drive, Blairgowrie, PH10 6TU

Many thanks for your interest with 1 Paterson Drive, Blairgowrie, PH10 6TU.

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.

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.

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 vibrant town set on the banks of the River Ericht and is widely regarded as the gateway to Glenshee and the Cairngorms.

Known for its thriving community and stunning surroundings, Blairgowrie offers a great selection of shops, cafés, restaurants, and leisure facilities, along with highly regarded schools. The town is popular with outdoor enthusiasts, offering easy access to walking, cycling, skiing at Glenshee, and world-class golf courses. Excellent road links connect Blairgowrie to Perth, Dundee, and further afield, making it a convenient base for commuters. Housing ranges from traditional stone villas and cottages to modern family homes, appealing to a wide range of buyers.





Get to know about our newly listed properties 1st by
signing up to our Hot Buyers lists!

Visit www.nexthomeonline.com/buying

Property Summary

We are delighted to bring to the market this three-bedroom semi-detached villa occupying a desirable corner plot, generous accommodation, excellent storage and is located in a very sought after area of Blairgowrie.

The ground floor features a welcoming hall, leading to a spacious lounge with ample room for a range of free-standing furniture, a separate dining room provides an ideal second reception space or family area.

The kitchen offers good workspace and storage, with scope to personalise if desired. Also on the ground floor is a well-sized bedroom and a bathroom, making the layout flexible for guests, family living, or those requiring ground-floor accommodation.

Upstairs, the property boasts a very generous principal bedroom, along with a further double bedroom, both enjoying excellent natural light and the spacious feel associated with this style of home.

There is good storage throughout, including cupboards and eaves storage on the upper level.

Externally, the generous corner plot provides garden space to multiple aspects, ideal for seating, planting, or future development potential (subject to consents). A garage offers secure parking and additional storage.

Gas central heating and double glazing throughout.



Key property features

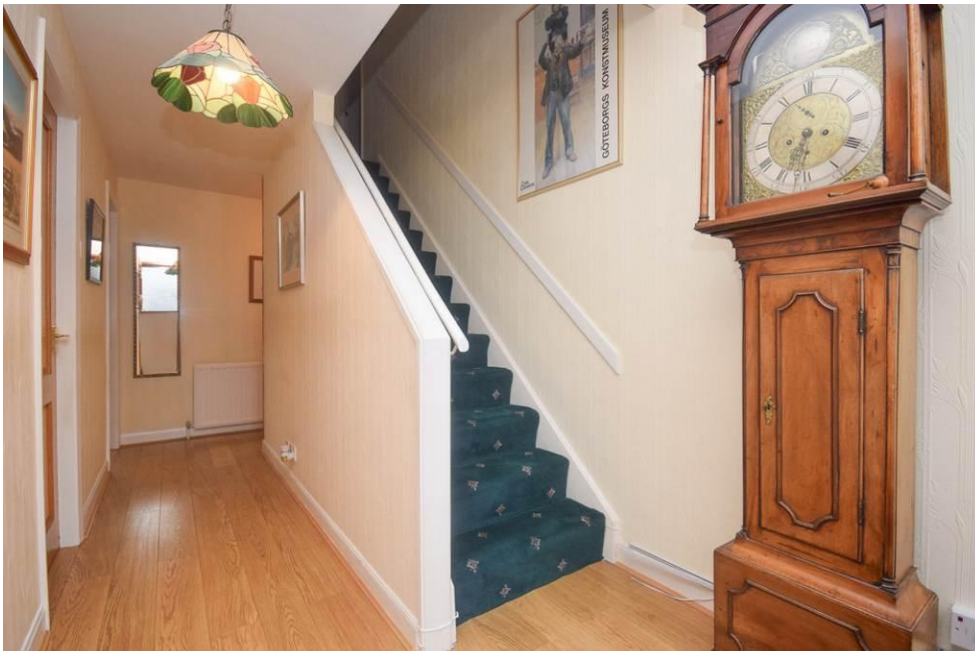
- ✓ 3/4 bedrooms
- ✓ Corner plot
- ✓ Chain free
- ✓ Ideal family home
- ✓ Ideal for a first-time buyer
- ✓ Garage with electric door
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Mature garden
- ✓ Spacious rooms throughout













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern 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?

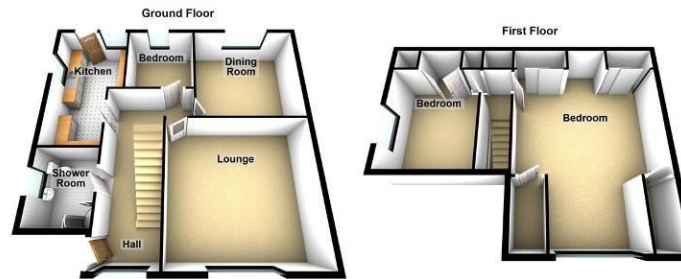
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans





Property Room sizes

HALL

LOUNGE

14' 5" x 14' 1" (4.39m x 4.29m)

DINING ROOM

11' 6" x 9' 5" (3.51m x 2.87m)

KITCHEN

14' 4" x 8' 5" (4.37m x 2.57m)

BEDROOM(GROUND FLOOR)

9' x 8' 8" (2.74m x 2.64m)

SHOWER ROOM

7' 8" x 6' 8" (2.34m x 2.03m)

BEDROOM

18' 6" x 14' 8" (5.64m x 4.47m)

BEDROOM

11' 8" x 10' 6" (3.56m x 3.2m)

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

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme