

# Buy your next home with Next Home

Leading Perthshire Estate Agency

28A High Street, Blairgowrie, Perthshire, PH10 6ET

Offers Over £60,000

■■■■  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

28A High Street, Blairgowrie, Perthshire,  
PH10 6ET

Many thanks for your interest in  
28A High Street, Blairgowrie, Perthshire,  
PH10 6ET.

We offer free, no obligation mortgage  
advice to all our buyers.

If you have a property to sell, contact us  
Next Home Estate Agents dedicate to arrange a valuation. We are renown in  
themselves to be available when you are, getting our customers moving quicker and  
offering an unbeatable service 7 days a at a higher price than our competitors. Put  
week until 9pm.

us to the test and get your free valuation  
today, call 01764 42 43 44.

We have the largest sales team in  
Perthshire, operating from our 5 offices If you would like to be kept informed of  
throughout Perthshire and delivering more other great properties like this one please  
sales than any other estate agent.

register on our hot buyers list, where we  
will email you of new property listings and

Not only are we Perthshire's Number 1 property open days.  
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.



# 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

---

The property offers well proportioned accommodation comprising of Entrance Hall, Lounge, Dining Kitchen, Double Bedroom, Bathroom and Box Room.

There is electric heating and double glazing throughout. The building is entered via a secure entry door system and the communal areas are very well maintained and shared with the butcher premises below.

Parking is available on-street around the property and there is a car park to the rear. EPC RATING D.

This would make an excellent first time or investment purchase.



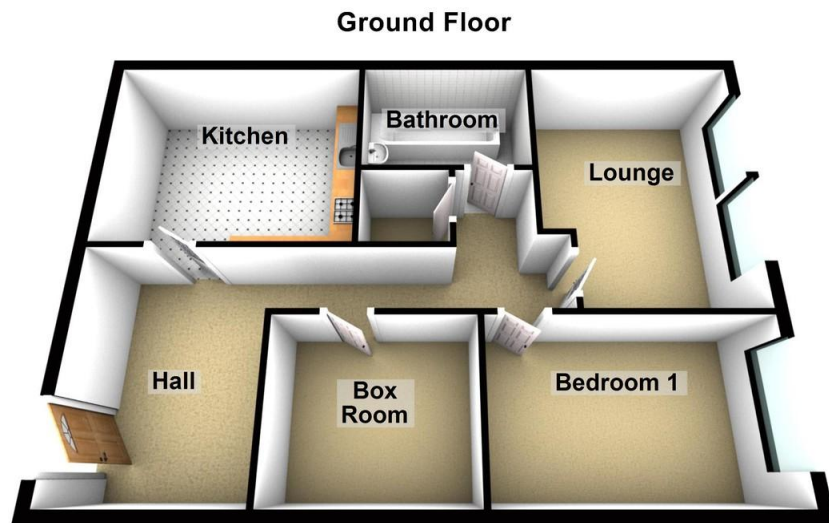
# Key property features

---

- ✓ Fantastic Investment
- ✓ Ideal For First Time Buyer
- ✓ Spacious Rooms
- ✓ Maintained to a High Standard
- ✓ Central Location
- ✓ Double bedroom & Box room/study
- ✓ Public transport nearby
- ✓ Modern Kitchen
- ✓ Good Storage
- ✓ Bright & Spacious



# Floorplans







# Property Room Sizes

---

ENTRANCE HALL 16' 4" AT WIDEST X 7' 4" AT WIDEST  
(4.98M X 2.24M)

BATHROOM 12' 4" X 7' 1" (3.76M X 2.16M)

DINING KITCHEN 11' 7" X 8' 0" (3.53M X 2.44M)

LOUNGE 15' 2" X 12' 4" (4.62M X 3.76M)

BEDROOM 13' 1" X 8' 1" (3.99M X 2.46M)

BOXROOM 8' 9" X 8' 1" (2.67M X 2.46M)

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 ..... 01796 54 80 14

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)

*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. NEXT HOME (Scotland) Ltd is an appointed representative of Kingsgate 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