

# Buy your next home with Next Home

Leading Perthshire Estate Agency

28c High Street, Blairgowrie, PH10 6ET

Offers Over £58,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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28c High Street, Blairgowrie, PH10 6ET

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

We offer free, no obligation mortgage  
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Not only are we Perthshire's Number 1  
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reasons we know the local markets so well  
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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.



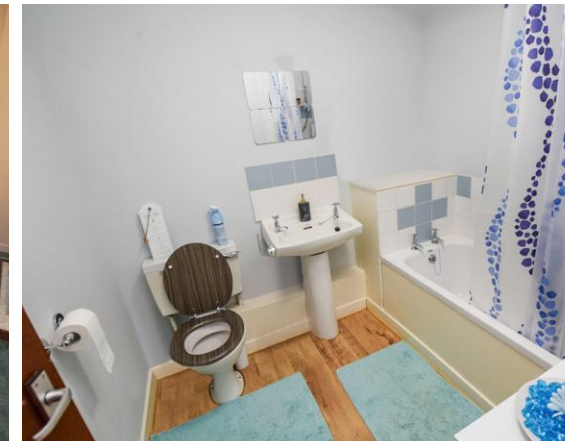
# About the area

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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

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The accommodation comprises of spacious entrance hall, bright lounge, breakfasting kitchen, double bedroom and bathroom. There is double glazing and electric heating throughout. EPC RATING D.

This property is being sold as a single unit however there are two further properties within the block which are also currently on the market and can be sold as a portfolio if preferred.

The entrance to the property is shared with the three properties and the commercial butcher premises on the ground floor and is exceptionally well maintained. Early viewing is highly recommended.





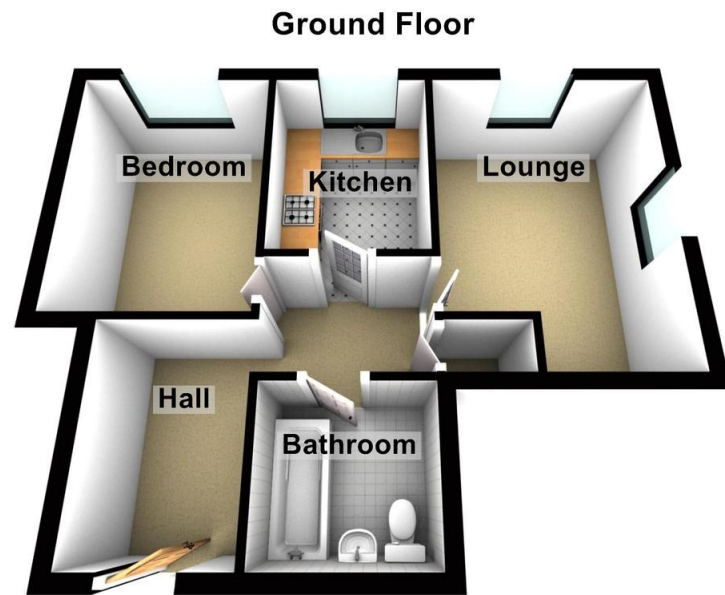
# Key property features

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- ✓ FANTASTIC INVESTMENT
- ✓ IDEAL FOR FIRST TIME BUYERS
- ✓ CENTRE LOCATION
- ✓ SPACIOUS ROOMS
- ✓ MAINTAINED TO A HIGH STANDARD
- ✓ ALL APPLIANCES INCLUDED WITHIN THE SALE
- ✓ MOVE IN CONDITION
- ✓ SECURE ENTRY SYSTEM
- ✓ DOUBLE GLAZING
- ✓ ON STREET PARKING



# Floorplans





# Property Room Sizes

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ENTRANCE HALL 11' 8" X 6' 10" (3.56M X 2.08M)

LOUNGE 15' 2" X 10' 8" (4.62M X 3.25M)

BREAKFASTING KITCHEN 11' 1" X 6' 9" (3.38M X 2.06M)

BEDROOM 14' 8" X 8' 4" (4.47M X 2.54M)

BATHROOM 7' 3" X 6' 7" (2.21M X 2.01M)

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.



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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)

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