



# Buy your next home with Next Home

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Leading Perthshire Estate Agency

Raemoir, Kirkmichael, Blairgowrie, PH10 7NX

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Offers Over £299,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Raemoir, Kirkmichael, Blairgowrie, PH10 7NX

Many thanks for your interest in Raemoir, Kirkmichael, Blairgowrie, PH10 7NX.

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 renown 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 01764 42 43 44.

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

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Local amenities within Kirkmichael include a nursery, primary school, church, hotel and community owned village shop. The towns of Blairgowrie and Pitlochry are equidistant at approximately 12 miles away and secondary schooling can be found in both. 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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Next Home are delighted to bring to the market this rare opportunity to purchase this 5 bedroom detached bungalow situated in the sought after area of Kirkmichael. Raemoir is set over one level and comprises: A good sized utility room gives access to the property and open plan to a large kitchen/dining area, a very spacious lounge with ample room for range of free-standing furniture, conservatory which gives access to the garden, 3 double bedrooms, 2 single bedrooms, a shower room and a 4 piece bathroom suite complete the property. The property occupies an enviable sized plot with great potential to create wonderful garden space or to build a dream home. There are mature trees to the borders for privacy and a large lawn that is easy to maintain in the main garden. Off-street parking is provided by a large driveway that leads to a large double wooden double garage. Beside the property there is a large additionally garden space that can be used to potentially build another



# Key property features

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- ✓ 5 bedrooms
- ✓ Large plot with potential for planning
- ✓ Large attic space
- ✓ Chain free
- ✓ Ideal for a family
- ✓ rare to the market
- ✓ Good sized lounge & kitchen
- ✓ 2 Bathrooms
- ✓ Large double garage
- ✓ Private and quiet location



# Floorplans

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# Property Room Sizes

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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)

*The only Perthshire estate agent **available 7 days until 9pm***

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