

# Buy your next home with Next Home

Leading Perthshire Estate Agency

15 Lochinblair Gardens, Blairgowrie, PH10 6GA

Offers Over £315,000

  
ESTATE & LETTING AGENTS

# Buying with Next Home

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15 Lochinblair Gardens, Blairgowrie, PH10 6GA

Many thanks for your interest with 15 Lochinblair Gardens, Blairgowrie, PH10 6GA.

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 renowned 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

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Blairgowrie is a vibrant town set on the banks of the River Erich 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.





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# Property Summary

Next Home are delighted to bring to the market this spacious and well-presented four-bedroom detached villa, ideally situated within a sought-after residential area of Blairgowrie.

The ground floor offers a welcoming entrance hall with useful built-in storage, setting the tone for the generous accommodation throughout. The lounge is a particularly impressive space, featuring large windows that flood the room with natural light, along with double doors that connect seamlessly to the kitchen/dining area. There is also a versatile fourth bedroom or study, complete with patio doors providing direct access to the side garden—ideal for home working or flexible family living.

The open plan kitchen/dining room extends from the front to the back of the property, creating a fantastic sociable space filled with natural light. It features a breakfasting area and direct access to the garden—perfect for both everyday living and entertaining. A separate utility room adds further practicality.

On the first floor, there are three well-proportioned bedrooms, all benefitting from built-in storage. The accommodation is further enhanced by both a family bathroom and a separate shower room, offering convenience for busy households. There is also access to the loft space from the landing.

Externally, the property enjoys garden grounds to the front, side and rear, ideal for outdoor enjoyment, while the overall layout and flexible living space make this an excellent family home.

There is also ample parking and a single garage.



# Key property features

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- ✓ Perfect for families
- ✓ Versatile accommodation
- ✓ Bright and spacious lounge
- ✓ Open plan kitchen/dining room
- ✓ 4 bedrooms
- ✓ Single garage
- ✓ Private garden
- ✓ Popular residential area
- ✓ Rare to the market
- ✓ 2 bathrooms













An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and garages. The overall scene is a typical suburban housing estate.

# Have a property to sell?

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



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# Floorplans

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# Property Room Sizes

## HALL

12' 3" x 9' 3" (3.73m x 2.82m)

## LOUNGE

20' 7" x 15' 4" (6.27m x 4.67m)

## DINING AREA

13' x 10' 8" (3.96m x 3.25m)

## KITCHEN

12' 7" x 9' 6" (3.84m x 2.9m)

## UTILITY ROOM

10' 2" x 5' 7" (3.1m x 1.7m)

## W/C

5' 3" x 4' 6" (1.6m x 1.37m)

## BEDROOM/OFFICE

12' 5" x 10' 4" (3.78m x 3.15m)

## LANDING

11' 6" x 6' (3.51m x 1.83m)

## BEDROOM

20' 3" x 10' (6.17m x 3.05m)

## BEDROOM

13' 6" x 10' 2" (4.11m x 3.1m)

## BEDROOM

10' 2" x 8' 9" (3.1m x 2.67m)

## BATHROOM

9' 2" x 8' 4" (2.79m x 2.54m)

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..... 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](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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