



Buy your next home with Next Home

Leading Perthshire Estate Agency

14 Queens Avenue, Blairgowrie, PH10 6PQ

Offers Over £140,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

14 Queens Avenue, Blairgowrie, PH10 6PQ

Many thanks for your interest with 14 Queens Avenue, Blairgowrie, PH10 6PQ.

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.

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.



Property Summary

We are delighted to bring to the market this immaculately presented TWO BEDROOM MID TERRACED VILLA situated within the desirable town of Blairgowrie.

The accommodation comprises entrance vestibule with cloaks cupboard; hall; bright lounge with front facing window; breakfasting kitchen with window and door to the rear together with space for a range of appliances; shower room with white suite and two double bedrooms.

There is double glazing and gas central heating throughout. There are garden grounds to the front and rear which are predominantly laid to lawn and enclosed with fencing.

Early viewing is highly recommended to appreciate the accommodation on offer.



Key property features

- ✓ Mid Terraced Villa
- ✓ Bright lounge
- ✓ Breakfasting kitchen
- ✓ Shower room
- ✓ 2 Double bedrooms
- ✓ Double glazing
- ✓ Gas central heating
- ✓ Front and rear gardens
- ✓ On street parking
- ✓ Close to amenities









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?

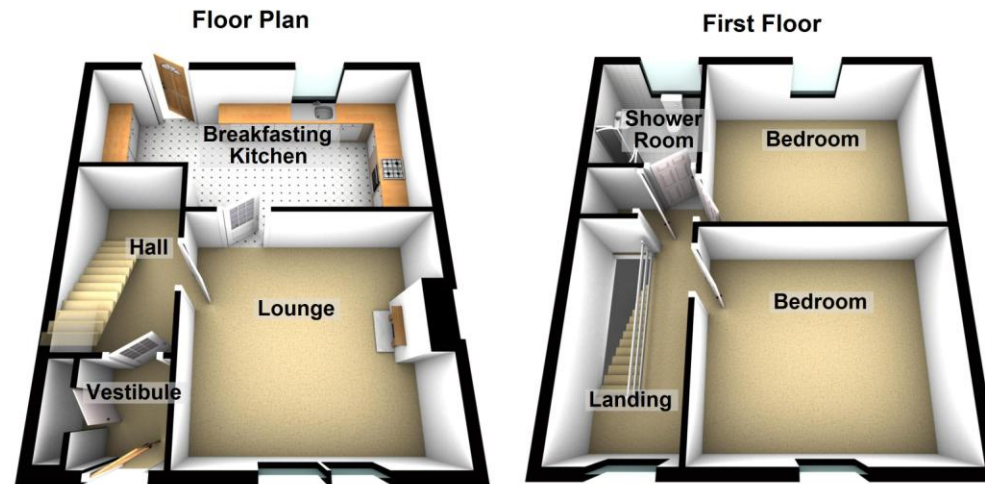
An expert from our local branch will provide you with the most accurate valuation.



NEXTHOME

ESTATE & LETTING AGENTS

Floorplans



Property Room Sizes

HALL

10' 7" x 6' 6" (3.23m x 1.98m)

VESTIBULE

3' 3" x 3' 0" (0.99m x 0.91m)

LOUNGE

13' 1" x 12' 4" (3.99m x 3.76m)

KITCHEN

20' 9" x 6' 6" (6.32m x 1.98m)

SHOWER ROOM

7' 1" x 5' 5" (2.16m x 1.65m)

BEDROOM

14' 4" x 10' 2" (4.37m x 3.1m)

BEDROOM

13' 9" x 8' 10" (4.19m x 2.69m)



NEXTHOME
ESTATE & LETTING AGENTS

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