

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Greenfield, Lochy Terrace, Blairgowrie, PH10 6JF

Offers Over £449,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Greenfield, Lochy Terrace, Blairgowrie, PH10 6JF

Many thanks for your interest with Greenfield, Lochy Terrace, Blairgowrie, PH10 6JF.

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 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 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.





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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

## Property Summary

We are delighted to bring to the market this rare opportunity to purchase this unique family home situated on the most envious plot in the popular town of Blairgowrie.

Greenfield offers spacious and versatile living and is ideal for a growing family, a developer or a keen gardener.

Set over 2 levels the accommodation comprises: Vestibule, a welcoming entrance hall, a bright and spacious lounge with dual aspect windows allowing natural light to flood the room, a sitting room, dining room, kitchen, office/bedroom with utility which can be used as 'granny flat' and a shower room complete the property on the ground floor.

The 1st floor is accessed by a carpeted stairwell and this leads to a large principal bedroom with stunning views overlooking the garden and town, 3 further double bedrooms, a study and a large bathroom fitted with a shower, bath, W/C and wash hand basin.

There are large garden grounds (approx. 1 acre) which are mainly laid lawn for ease of maintenance with mature planting and trees to the borders to offers privacy

There is ample off-street from either side of the property for multiple vehicles and a single garage.

Additionally there is a hidden garden to the rear of the property which is ideal for hosting and relaxing in the summer months.

Gas central heating and single glazed windows.

This property is 'C' Listed and in a conservation area.



# Key property features

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- ✓ Rare to the market
- ✓ Great plot
- ✓ Development opportunity
- ✓ Popular residential area
- ✓ Substantial sized family home
- ✓ Great gardens
- ✓ Period features such as cornicing and roof light in stairwell
- ✓ Ample parking
- ✓ Garage
- ✓ 'C' Listed building
- ✓ Working shutters in main rooms





DSC\_0846

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# Have a property to sell?

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

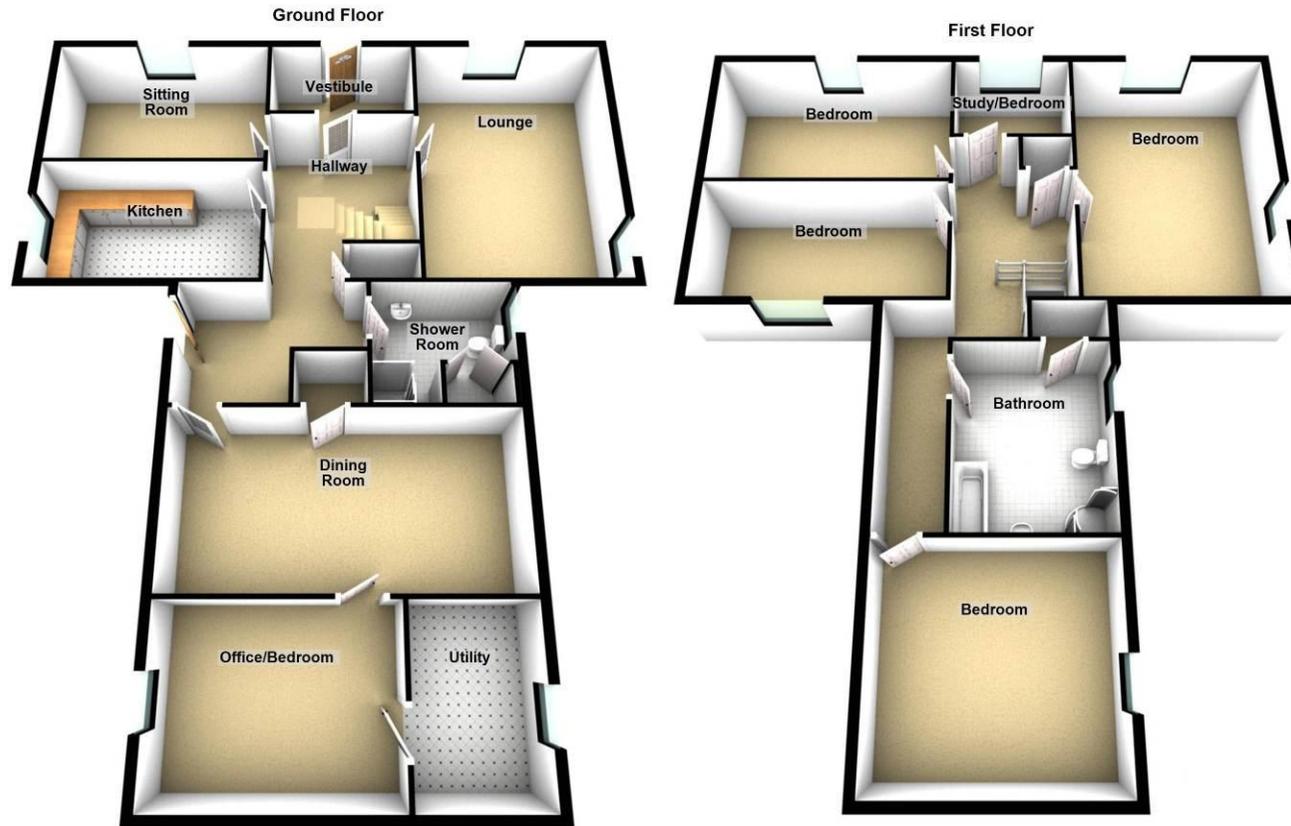


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# Floorplans

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# Property Room sizes

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## **VESTIBULE**

*8' x 5' 3" (2.44m x 1.6m)*

## **HALL**

*11' 9" x 8' 4" (3.58m x 2.54m)*

## **LOUNGE**

*20' x 15' 1" (6.1m x 4.6m)*

## **SITTING ROOM**

*13' x 12' 3" (3.96m x 3.73m)*

## **KITCHEN**

*13' x 9' 5" (3.96m x 2.87m)*

## **DINING ROOM**

*14' 5" x 11' 9" (4.39m x 3.58m)*

## **UTILITY ROOM**

*8' 3" x 8' 6" (2.51m x 2.59m)*

## **STORE ROOM/OFFICE**

*9' 5" x 9' 1" (2.87m x 2.77m)*

## **SHOWER ROOM(GROUND FLOOR)**

*6' 6" x 6' 4" (1.98m x 1.93m)*

## **BEDROOM**

*20' x 15' 1" (6.1m x 4.6m)*

## **BEDROOM**

*13' x 9' 4" (3.96m x 2.84m)*

## **BEDROOM**

*13' x 10' 9" (3.96m x 3.28m)*

## **BEDROOM**

*15' 4" x 14' 3" (4.67m x 4.34m)*

## **STUDY**

*8' x 7' 6" (2.44m x 2.29m)*

## **BATHROOM**

*12' 3" x 11' 6" (3.73m x 3.51m)*

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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