



Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Lochinblair Gardens, Blairgowrie, PH10 6GA

Offers Over £137,800


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ESTATE & LETTING AGENTS

Buying with Next Home

7 Lochinblair Gardens, Blairgowrie, PH10 6GA

Many thanks for your interest with 7 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.

About the Area

Situated within the sought-after Lochinblair development on the western edge of Blairgowrie, 7 Lochinblair Gardens enjoys a peaceful residential setting while remaining within easy reach of the town's excellent amenities. Blairgowrie offers a wide selection of independent shops, supermarkets, cafés, restaurants, healthcare facilities and both primary and secondary schooling.

The property is ideally positioned for those who enjoy the outdoors, with nearby woodland walks, the River Ericht, local parks and a number of renowned golf courses all close by. The surrounding Perthshire countryside provides endless opportunities for walking, cycling and other outdoor pursuits.

Excellent road links connect Blairgowrie to Perth, Dundee and the A90, making it an ideal location for commuters seeking the perfect balance between town convenience and countryside living.



Property Summary

This spacious three bedroom end-terraced villa, offering versatile accommodation over two levels. With the majority of the living space situated on the ground floor, generous room proportions and a large private rear garden, this fantastic home is ideal for families, first-time buyers and those seeking flexible living.

The accommodation begins with a welcoming vestibule leading into an L-shaped entrance hall with built-in storage. The bright and spacious lounge provides an excellent space to relax, while the open plan kitchen/dining room is perfectly suited to everyday family life and entertaining. Also on the ground floor are two generous double bedrooms, both benefitting from built-in storage, a separate WC and a well-appointed family bathroom.

A staircase leads to the lower ground floor, where a substantial double bedroom offers exceptional flexibility and could equally be utilised as a second lounge, games room, home office or guest suite. This level also provides direct access to the rear garden.

Externally, the property enjoys a small, low-maintenance front garden with on-street parking. To the rear, there is a generous private garden incorporating a lawn and ample outdoor space, together with the added benefit of off-street parking.

Offering flexible accommodation, excellent storage and generous outdoor space, this superb home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.



Key property features

- ✓ Ideal for first time buyers
- ✓ Chain free
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Large private garden
- ✓ Off-street parking
- ✓ 3 double bedrooms
- ✓ Spacious rooms throughout









Have a property to sell?

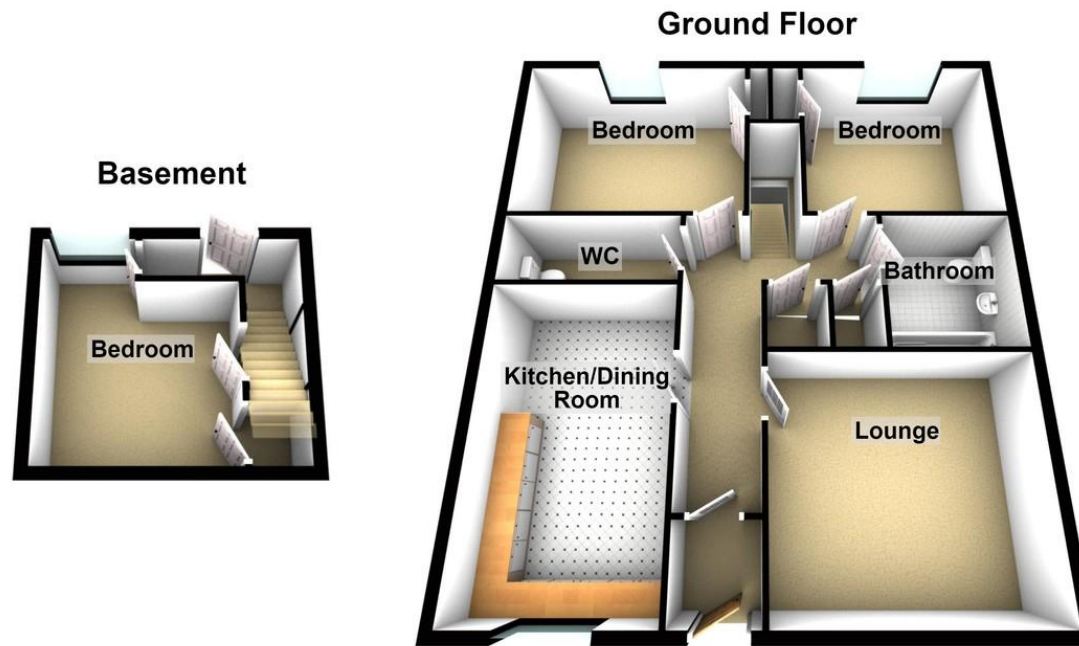
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room Sizes

VESTIBULE

HALL

LOUNGE

12' 9" x 12' 5" (3.9m x 3.8m)

KITCHEN/DINER

16' 8" x 8' 6" (5.1m x 2.6m)

BEDROOM

11' 1" x 9' 10" (3.4m x 3m)

BEDROOM

11' 1" x 10' 5" (3.4m x 3.2m)

BATHROOM

BEDROOM(BASEMENT)

18' 0" x 10' 9" (5.5m x 3.3m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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