

Buy your next home with Next Home

Leading Perthshire Estate Agency

8 Douglas Road, Blairgowrie, PH10 6TR

Offers Over £210,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

8 Douglas Road, Blairgowrie, PH10 6TR

Many thanks for your interest with 8 Douglas Road, Blairgowrie, PH10 6TR.

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 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.



Property Summary

We are delighted to the market this immaculately presented THREE-BEDROOM semi-detached villa situated within a desirable residential area.

The bright and spacious accommodation comprises entrance hall; lounge with front facing window; dining kitchen with door to the rear, modern fitted units, space for a fridge/freezer and washer dryer together with integrated double oven; double bedroom and bathroom on the ground floor together with 2 further double bedrooms and contemporary shower room on the first floor.

The property benefits from having excellent storage, double glazing and gas central heating.

Externally there is off street parking for several vehicles leading to a single garage.

The front garden is laid to lawn and the rear garden is chipped for ease of maintenance with patio area providing an ideal haven for relaxing and socialising with friends.

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



Key property features

- ✓ Semi detached villa
- ✓ Bright lounge
- ✓ Dining Kitchen
- ✓ Bathroom and shower room
- ✓ 3 Double bedrooms
- ✓ Large garden to the front and rear
- ✓ Driveway and garage
- ✓ Double glazing & gas central heating
- ✓ Popular location
- ✓ Close to amenities











Have a property to sell?

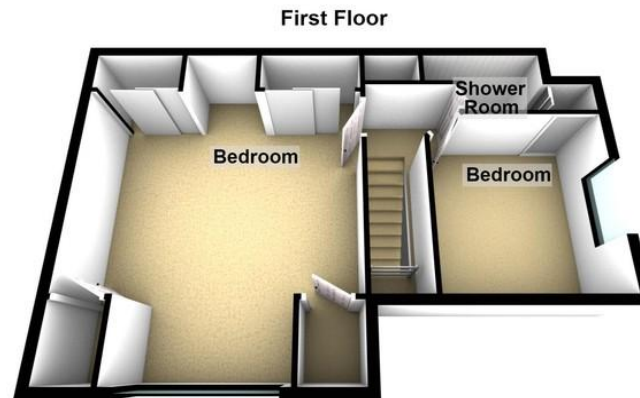
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

LOUNGE

14' 5" x 14' 1" (4.39m x 4.29m)

KITCHEN/DINING ROOM

14' 4" x 9' 0 (W)" (4.37m x 2.74m)

BEDROOM

11' 6" x 9' 5" (3.51m x 2.87m)

BATHROOM

7' 8" x 6' 8" (2.34m x 2.03m)

BEDROOM

18' 0" x 14' 5" (5.5m x 4.4m)

BEDROOM

10' 2" x 8' 10" (3.1m x 2.7m)

SHOWER ROOM

8' 2" x 4' 11" (2.5m x 1.5m)

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.



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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