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12 Holly Crescent, Blairgowrie, PH10 6TX

Offers Over £230,000


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ESTATE & LETTING AGENTS

Buying with Next Home

12 Holly Crescent, Blairgowrie, PH10 6TX

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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

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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Property Summary

Next Home are delighted to present this exceptional 3 bedroom semi-detached bungalow, occupying a prime position within one of Blairgowrie's most desirable residential areas. Immaculately presented and finished to an outstanding standard throughout, this truly impressive home offers beautifully styled accommodation all on one level, perfectly combining comfort, quality and modern living.

Thoughtfully upgraded and enhanced by the current owners, the property has been transformed into a unique and highly desirable home. A standout feature is the spectacular full glass conservatory extension to the rear, creating a stunning additional living and entertaining space flooded with natural light. Complete with a charming wood burning stove, this beautiful room can be enjoyed throughout the year while overlooking the garden.

The accommodation comprises a welcoming entrance hall, an elegant front facing lounge with feature wood burning stove, a beautifully finished contemporary kitchen, a luxurious modern shower room and three well-proportioned bedrooms. High quality upgrades continue throughout the home, including oak internal doors, facings and flooring, all contributing to the property's stylish and cohesive finish.

Externally, the property enjoys a substantial driveway providing off street parking for multiple vehicles. The attractive front garden is laid with gravel and complemented by mature planting, creating excellent kerb appeal.

To the rear lies a superb private and fully enclosed sun-drenched garden, designed to make the most of outdoor living and entertaining. A combination of patio seating areas, sun decking and raised planted borders provide the perfect setting for summer dining, relaxing and gardening alike. The garden further benefits from mature planting, log stores and a garden shed.

Further benefits include newly replaced double glazing and gas central heating, both upgraded by the current owners, ensuring excellent comfort and energy efficiency throughout this exceptional home.



Key property features

- ✓ Finished to an exceptionally high standard
- ✓ Modern kitchen and shower room
- ✓ Stunning conservatory extension
- ✓ Feature multi fuel stoves to lounge and conservatory
- ✓ Oak doors, facings and flooring
- ✓ Beautifully landscaped, sun-drenched garden
- ✓ New gas central heating and double glazing
- ✓ Sought after area
- ✓ Walk-in condition
- ✓ Rare to market













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?

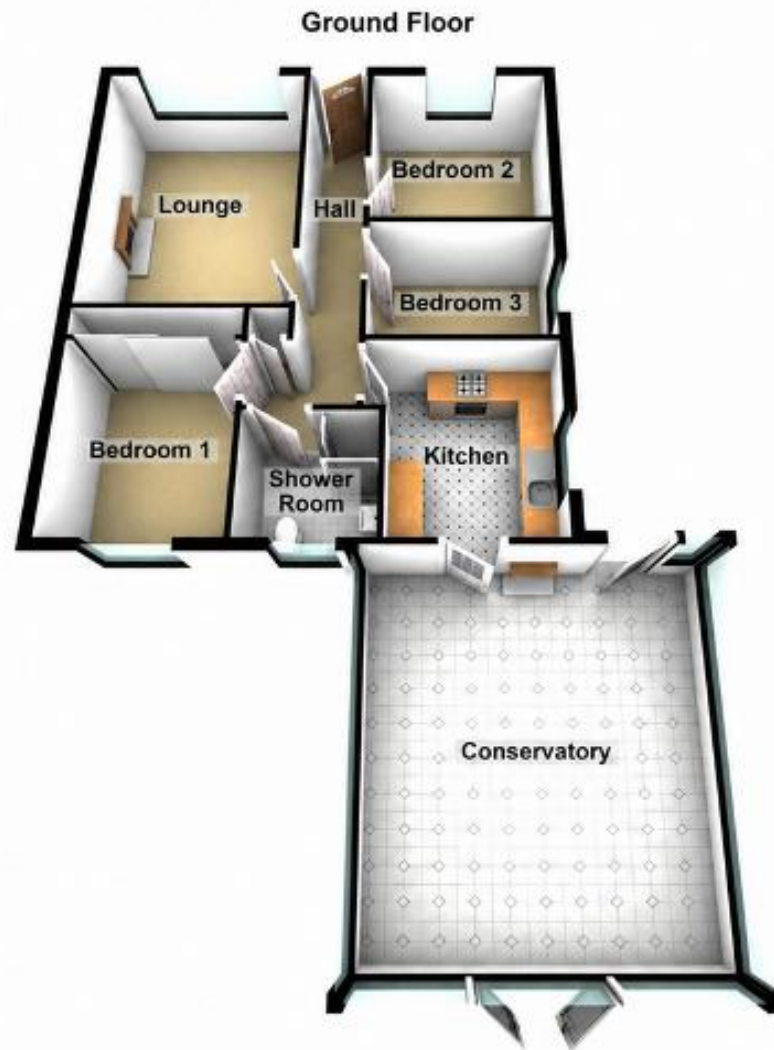
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

KITCHEN

10' 11" x 8' 9" (3.33m x 2.67m)

LOUNGE

10' 11" x 14' 11" (3.33m x 4.55m)

BEDROOM 1

10' 2" x 8' 8" (3.1m x 2.64m)

BEDROOM 2

9' 7" x 9' 7" (2.92m x 2.92m)

BEDROOM 3

9' 7" x 6' 10" (2.92m x 2.08m)

SHOWEROOM

6' 7" x 6' 4" (2.01m x 1.93m)

CONSERVATORY

16' 4" x 16' 4" (5m x 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.



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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

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Email sales@nexthomeonline.co.uk

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