

Buy your next home with Next Home

Leading Perthshire Estate Agency

22 George Street, Blairgowrie, PH10 6HA

Offers Over £128,500

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

22 George Street, Blairgowrie, PH10 6HA

Many thanks for your interest with 22 George Street, Blairgowrie, PH10 6HA.

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 charming Perthshire town surrounded by some of Scotland's most beautiful countryside, making it an appealing base for enjoying both outdoor adventures and relaxed days away. Set on the banks of the River Ericht, the town combines traditional character with a welcoming atmosphere, independent shops, cafés and local amenities.

A key attraction is its access to the stunning Perthshire countryside. Walkers and nature lovers can explore riverside paths, woodland trails and scenic routes through the surrounding glens, with opportunities to spot local wildlife and enjoy spectacular seasonal colour. The nearby Cateran Trail offers an excellent long-distance walking experience through the foothills of the Cairngorms.

Golfers are well catered for, with several courses in and around the area, while cyclists can take advantage of quiet country roads and challenging routes through the surrounding hills. Blairgowrie is also renowned for its soft-fruit growing tradition, particularly raspberries, giving the area a distinctive agricultural heritage.

For days out, the town is ideally placed for exploring some of Perthshire's best-known attractions, including historic castles, gardens and estates. The Cairngorms National Park is within easy reach, offering further opportunities for walking, wildlife watching and outdoor pursuits.

Whether you are looking for an active countryside escape, a peaceful rural base or a convenient location for discovering Perthshire, Blairgowrie offers an attractive combination of natural beauty, local character and easy access to a wealth of things to see and do.



Property Summary

Next Home is delighted to present this charming and characterful two-bedroom mid-terraced home. This delightful property combines traditional Scottish character with comfortable modern living. Built in attractive local red sandstone, the property enjoys a desirable position within the heart of Blairgowrie and would make an excellent home or investment opportunity.

The ground floor offers a welcoming and spacious lounge, a modern bathroom and a generous dining hall featuring a striking spiral staircase, creating a memorable focal point and providing access to the upper floor. Bedroom Two is also located on this level and benefits from useful built-in storage.

To the rear, the kitchen provides direct access to a fully enclosed garden. Laid with easy-maintenance AstroTurf, this private outdoor space is a real highlight - a sheltered sun trap, ideal for relaxing, entertaining or enjoying al fresco dining.

Upstairs, the bright landing provides two useful storage cupboards. Bedroom One is a particularly impressive feature of the home, offering generous proportions and windows to both the front and rear, creating a wonderfully light and airy space. The rear aspect enjoys stunning views across Blairgowrie, adding an attractive sense of outlook and openness.

Further benefits include double glazing, gas central heating and on-street parking.

Ideally placed for enjoying the amenities and attractions of Blairgowrie, this appealing property offers character, practical accommodation and a private garden, all within a well-established residential setting. Early viewing is highly recommended to appreciate the charm, space and exceptional outlook this lovely home has to offer.



Key property features

- ✓ Charming, characterful property
- ✓ 2 Double Bedrooms
- ✓ Modern kitchen and bathroom
- ✓ Dining hall
- ✓ Feature spiral staircase
- ✓ Full enclosed, sun trap rear garden
- ✓ Double glazing
- ✓ Gas central heating
- ✓ On street parking
- ✓ Close to Blairgowrie town centre











Have a property to sell?

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

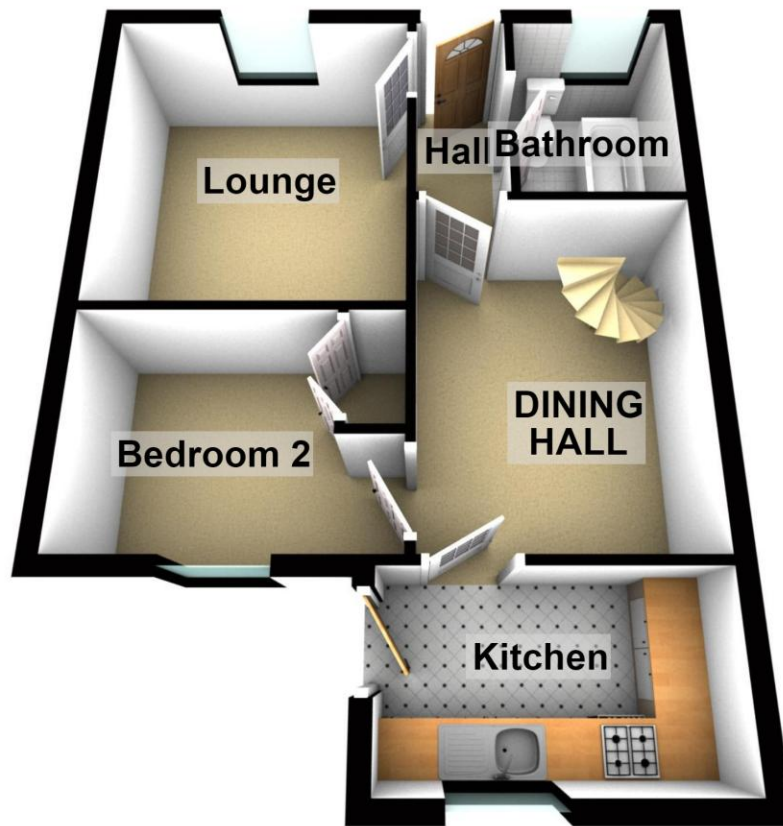


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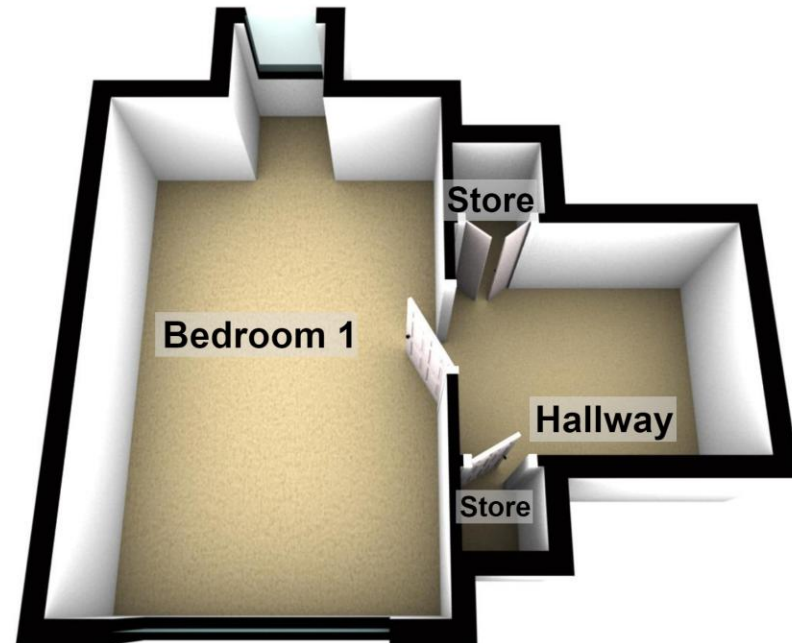
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Floorplans

Ground Floor



First Floor





Property Room Sizes

HALL

7' 6" x 2' 11" (2.291m x 0.914m)

LOUNGE

10' 6" x 11' 4" (3.201m x 3.466m)

KITCHEN

9' 9" x 5' 7" (2.979m x 1.718m)

BATHROOM

5' 4" x 6' 5" (1.638m x 1.956m)

HALLWAY

8' 4" x 7' 1" (2.565m x 2.164m)

BEDROOM 1

9' 8" x 15' 7" (2.953m x 4.770m)

DINING HALL

9' 0" x 12' 2" (2.748m x 3.714m)

BEDROOM 2

10' 1" x 7' 4" (3.082m x 2.236m)

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

The only Perthshire estate agent available 7 days until 9pm

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