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11 Franklin Street, Ardler, Blairgowrie, PH12 8SZ

Offers Over £320,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

11 Franklin Street, Ardler, Blairgowrie, PH12 8SZ

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No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home Open Days

About the Area

The village is located close to the towns of Alyth and Meigle. Alyth offers a variety of local amenities including shops, a post office, bank and health centre. There is a reputable primary school within the town and secondary schooling can be found in Blairgowrie and Kirriemuir.

Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities. Golf enthusiasts are spoilt for choice with Alyth having its own golf courses and the prestigious championship golf course at Rosemount, is considered one of the best courses in Scotland. The village is also well placed for accessing Dundee, Perth and Kirriemuir.





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Property Summary

Next Home are delighted to bring to the market this impressive four-bedroom detached villa which offers generous family living in a desirable residential setting, with spacious accommodation and a private garden ideal for modern family life.

The ground floor comprises a welcoming entrance hall with WC, a bright and comfortable main lounge with an attractive bay window feature, ample room for a range of furniture and direct access to the rear garden, and a second reception room providing flexible space for use as a family room, playroom or formal dining room.

The modern kitchen is well-appointed with ample storage and workspace, perfectly suited to everyday living and entertaining.

Additionally, there is a utility room which gives access to a integral double garage.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden with a large lawn, decking and patio area — ideal for outdoor dining and relaxing. To the front, a driveway leads to a double garage, providing excellent parking and storage.



Key property features

- ✓ Immaculately presented
- ✓ 4 bedrooms
- ✓ 2 sitting rooms
- ✓ Double garage
- ✓ Modern kitchen
- ✓ Private garden
- ✓ Ideal family home
- ✓ Spacious rooms throughout
- ✓ Quiet area
- ✓ Close to Dundee & Perth











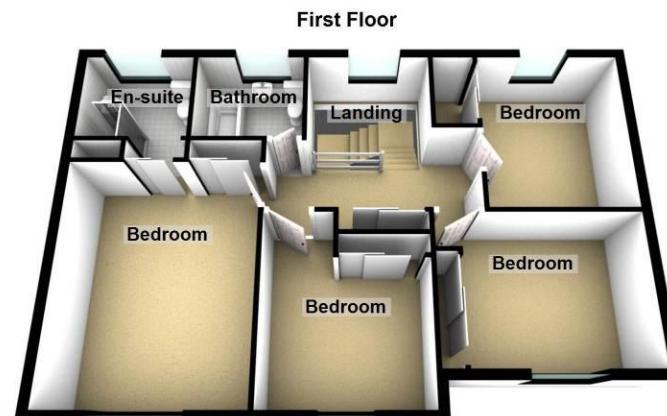
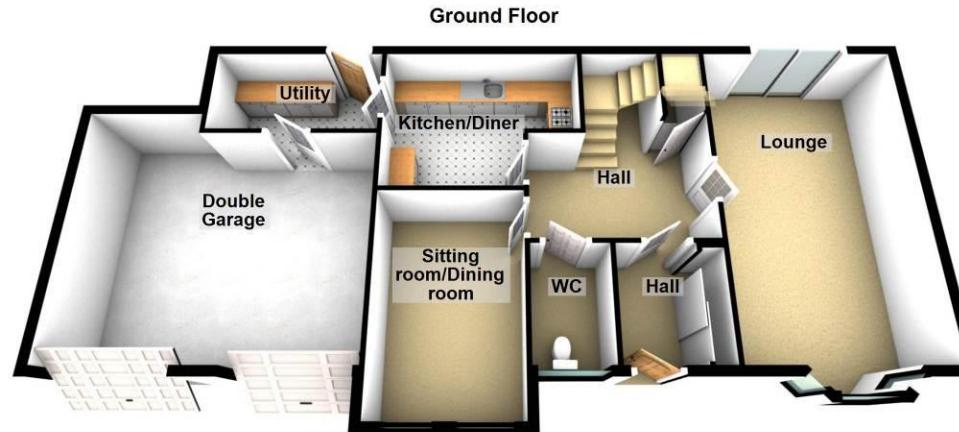


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Floorplans





Property Room sizes

VESTIBULE

5' 5" x 3' 11" (1.65m x 1.19m)

HALL

9' 4" x 8' 7" (2.84m x 2.62m)

LOUNGE

21' 8" x 11' 9" (6.6m x 3.58m)

SITTING ROOM/BEDROOM

13' 8" x 10' 2" (4.17m x 3.1m)

KITCHEN

13' 5" x 11' 1" (4.09m x 3.38m)

UTILITY ROOM

8' 6" x 5' 2" (2.59m x 1.57m)

LANDING

12' 1" x 3' 6" (3.68m x 1.07m)

BEDROOM

16' 6" x 9' 7" (5.03m x 2.92m)

ENSUITE

6' 4" x 5' 6" (1.93m x 1.68m)

BEDROOM

13' 0" x 9' 3" (3.96m x 2.82m)

BEDROOM

9' 4" x 9' 10" (2.84m x 3m)

BEDROOM

12' 3" x 8' 6" (3.73m x 2.59m)

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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