



# Buy your next home with Next Home

Leading Perthshire Estate Agency

11 Franklin Street, Ardler, Blairgowrie, PH12 8SZ

Offers Over £320,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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11 Franklin Street, Ardler, Blairgowrie, PH12 8SZ

Many thanks for your interest with 11 Franklin Street, Ardler, Blairgowrie, PH12 8SZ.

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 renown 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.

# Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a  
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

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The village is located close to the towns of Alyth and Meikle. 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

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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

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- ✓ 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

























An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

# Have a property to sell?

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

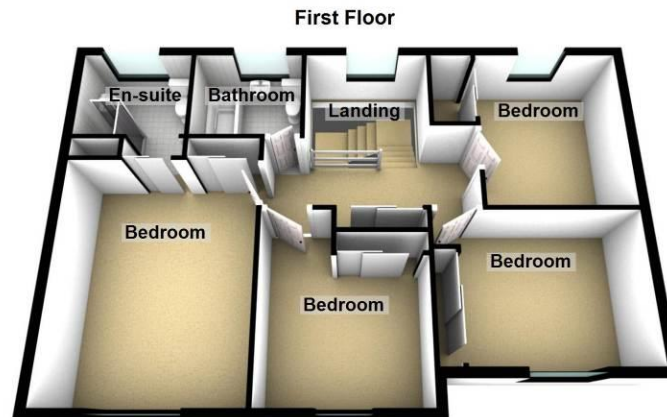
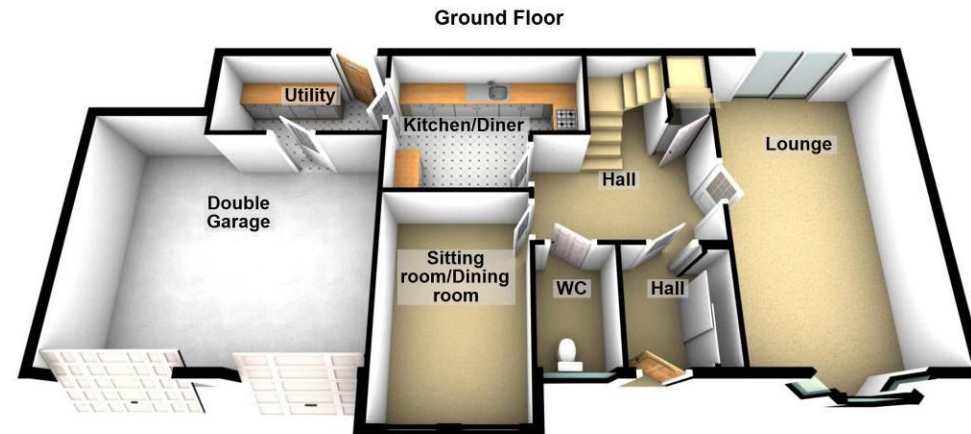


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# Floorplans

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# 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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth .....	01738 44 43 42	1a James Square, Crieff.....	01764 65 00 44
41 - 43 Allan Street, Blairgowrie.....	01250 39 80 02	211 High Street, Auchterarder.....	01764 66 36 66
47a Atholl Road, Pitlochry.....	01796 54 80 14	Email sales@nexthomeonline.co.uk	

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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