



# Buy your next home with Next Home

Leading Perthshire Estate Agency

Springfield, Emma Terrace, Blairgowrie, PH10 6JA

Offers Over £389,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Springfield, Emma Terrace, Blairgowrie, PH10 6JA

Many thanks for your interest with Springfield, Emma Terrace, Blairgowrie, PH10 6JA.

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.

# 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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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.





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# Property Summary

Next Home are delighted to bring to the market Springfield, a deceptively spacious four-bedroom detached family home, situated within a quiet cul-de-sac in one of the area's most desirable residential locations.

Originally a traditional cottage, the property has been thoughtfully extended over the years to create a versatile and substantial family home, offering flexible accommodation to suit a variety of lifestyles. Benefitting from a south-facing aspect, the property enjoys excellent natural light throughout along with attractive open views.

The accommodation is entered via a welcoming entrance hall. The lounge is a bright and inviting space, enhanced by a large south-facing window and a feature open fire, creating a cosy focal point. A door leads through to the spacious kitchen and dining area, which forms the heart of the home. The kitchen is fitted with a range cooker and ample storage, while the dining area provides an excellent space for family meals and entertaining. A separate utility room adds further practicality.

The flexible ground floor layout continues with a bedroom, a study/bedroom and a further bedroom/dining room, currently utilised as a craft room. A family bathroom completes the ground floor accommodation.

On the first floor, there are three generous double bedrooms, all benefitting from built-in storage, along with additional storage cupboards located on the landing. A shower room serves the upper level.

Externally, the property enjoys a sizeable driveway providing ample off-street parking and leading to a garage. The private wraparound gardens offer an excellent degree of privacy and provide plenty of space for outdoor enjoyment. A summer cabin further enhances the outdoor space and offers a variety of potential uses including a home office, studio or relaxation area.



# Key property features

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- ✓ Ideal family home
- ✓ Easy access to open countryside
- ✓ Close to local amenities
- ✓ Rare to the market
- ✓ Versatile property
- ✓ Private gardens
- ✓ Single garage
- ✓ Gas central heating
- ✓ 4/5 Bedrooms
- ✓ Spacious rooms throughout
- ✓ Double glazing and cavity wall insulation throughout













# Have a property to sell?

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

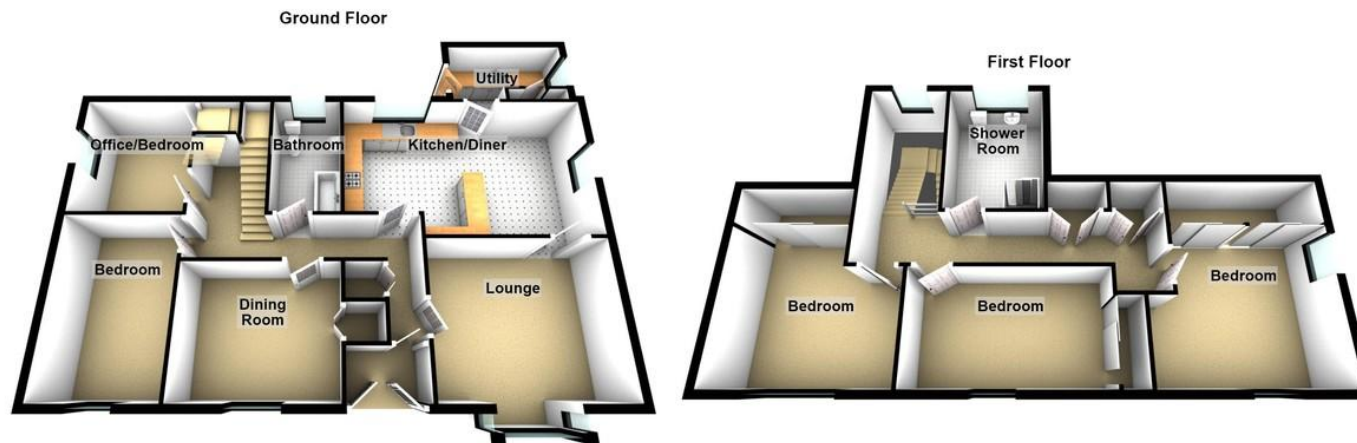


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# Floorplans

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# Property Room Sizes

## VESTIBULE

## HALL

## LOUNGE

16' 7" x 14' 0" (5.07m x 4.29m)

## KITCHEN

13' 0" x 9' 4" (3.97m x 2.86m)

## DINING ROOM

11' 6" x 8' 7" (3.51m x 2.63m)

## OFFICE/BEDROOM

9' 11" x 9' 3" (3.02m x 2.82m)

## DINING ROOM/BEDROOM

14' 8" x 9' 5" (4.47m x 2.87m)

## BEDROOM

11' 5" x 11' 2" (3.48m x 3.4m)

## BATHROOM

10' 2" x 6' (3.1m x 1.83m)

## UTILITY ROOM

10' 11" x 7' 3" (3.33m x 2.21m)

## LANDING

## BEDROOM

14' 2" x 13' 5" (4.32m x 4.09m)

## BEDROOM

15' 3" x 10' 4" (4.65m x 3.15m)

## BEDROOM

14' 3" x 13' 6" (4.34m x 4.11m)

## SHOWER ROOM

9' 3" x 6' 3" (2.82m x 1.91m)

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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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](mailto:sales@nexthomeonline.co.uk)

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