

# Buy your next home with Next Home

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Leading Perthshire Estate Agency

Johnston, Gowan Brae, Blairgowrie, PH10 6DW

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Offers Over £199,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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Johnston, Gowan Brae, Blairgowrie, PH10 6DW

Many thanks for your interest with Johnston, Gowan Brae, Blairgowrie, PH10 6DW.

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 reknown 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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Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)

# Property Summary

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Next Home are delighted to bring to the market this well presented two bedroom detached home set within a desirable residential area of Blairgowrie, offering generous accommodation and a large garden ideal for outdoor living.

The property comprises a spacious and bright lounge, perfect for relaxing or entertaining, along with a well-proportioned kitchen/diner providing ample space for family meals and everyday living.

Upstairs, there are two generous double bedrooms, including a principal bedroom with en-suite shower room. A separate bathroom serves the second bedroom and guests.

Externally, the property benefits from a garage and a substantial garden laid to lawn, offering excellent outdoor space with plenty of potential for landscaping, play or entertaining.

A fantastic opportunity for first-time buyers, downsizers or those seeking a comfortable detached home in a sought-after location.



# Key property features

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- ✓ Well-presented
- ✓ Chain free
- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Garage
- ✓ Spacious lounge
- ✓ Large private garden
- ✓ Principal en-suite
- ✓ Quiet location
- ✓ Ideal for a first time buyer













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 gardens and driveways. 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.

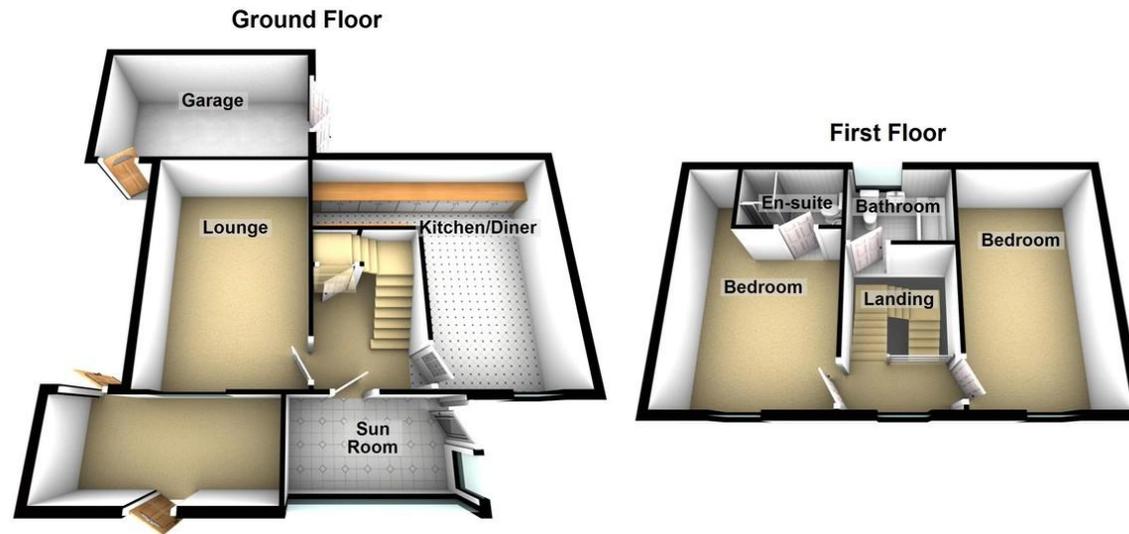


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# Floorplans

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# Property Room sizes

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## **SUN ROOM**

*11' 6" x 6' 9" (3.51m x 2.06m)*

## **PORCH**

*14' x 7' 1" (4.27m x 2.16m)*

## **HALLWAY**

*8' 4" x 6' 10" (2.54m x 2.08m)*

## **LOUNGE**

*15' 6" x 12' 2" (4.72m x 3.71m)*

## **KITCHEN/DINER**

*17' 9" x 15' 5" (5.41m x 4.7m)*

## **BEDROOM**

*13' 10" x 12' 2" (4.22m x 3.71m)*

## **ENSUITE**

## **BEDROOM**

*17' 6" x 10' 10" (5.33m x 3.3m)*

## **BATHROOM**

*6' 10" x 6' 1" (2.08m x 1.85m)*

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)

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

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