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Leading Perthshire Estate Agency



39 Leslie Street, Blairgowrie, PH10 6AW

Offers Over £165,000

NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

39 Leslie Street, Blairgowrie, PH10 6AW

Many thanks for your interest with 39 Leslie Street, Blairgowrie, PH10 6AW.

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

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.





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Property Summary

Next Home Estate Agents are delighted to present this charming and beautifully maintained three bedroom maisonette, ideally situated in the heart of the popular town of Blairgowrie. Presented in excellent move-in condition, this characterful home combines period elegance with modern comforts, offering spacious and versatile accommodation across two levels.

Accessed via its own private street-level entrance, the property immediately impresses with a welcoming vestibule and practical hallway providing excellent storage and utility space. A staircase leads to the main living accommodation where a spacious reception hall sets the tone for the generous proportions found throughout the home. High ceilings, ornate cornicing and attractive bay windows enhance the sense of space and character, while double glazing and gas central heating ensure comfort and efficiency.

The elegant lounge is a particularly inviting space, centred around a charming wood-burning stove which creates a warm and cosy atmosphere. The stylish contemporary dining kitchen provides the perfect setting for both everyday family life and entertaining, with ample room for dining and socialising.

The accommodation comprises three bedrooms, including two generous double bedrooms. The third bedroom offers excellent flexibility as a nursery, guest room or home office and enjoys direct access to a private timber balcony, creating a peaceful spot to relax and enjoy the surroundings. A well-appointed family bathroom completes the accommodation.

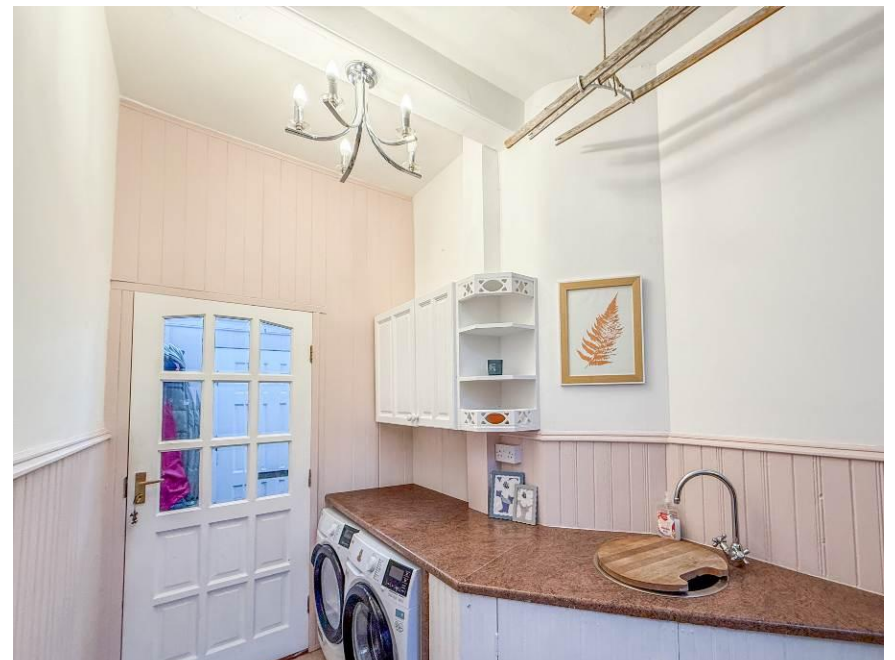
Externally, the property boasts an attractive rear courtyard garden together with a larger private garden that provides a wonderful outdoor retreat. Beautifully stocked with colourful flowerbeds, rockeries and mature planting, the garden also features two sheds, a greenhouse and a log store. Sheltered and exceptionally private, this delightful outdoor space acts as a true suntrap and is ideal for relaxing or entertaining family and friends.

Located within easy walking distance of Blairgowrie's excellent range of shops, cafés, restaurants, schools and local amenities, with on-street parking available directly outside, this outstanding home offers a rare opportunity to acquire a spacious and characterful property in a highly convenient town centre location. Early viewing is highly recommended.



Key property features

- ✓ 2 Double Bedrooms
- ✓ Immaculately presented
- ✓ Walk in condition
- ✓ Tastefully decorated
- ✓ Spacious accommodation throughout
- ✓ Utility area
- ✓ Balcony
- ✓ Private garden
- ✓ On street parking
- ✓ Gas central heating and double glazing













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?

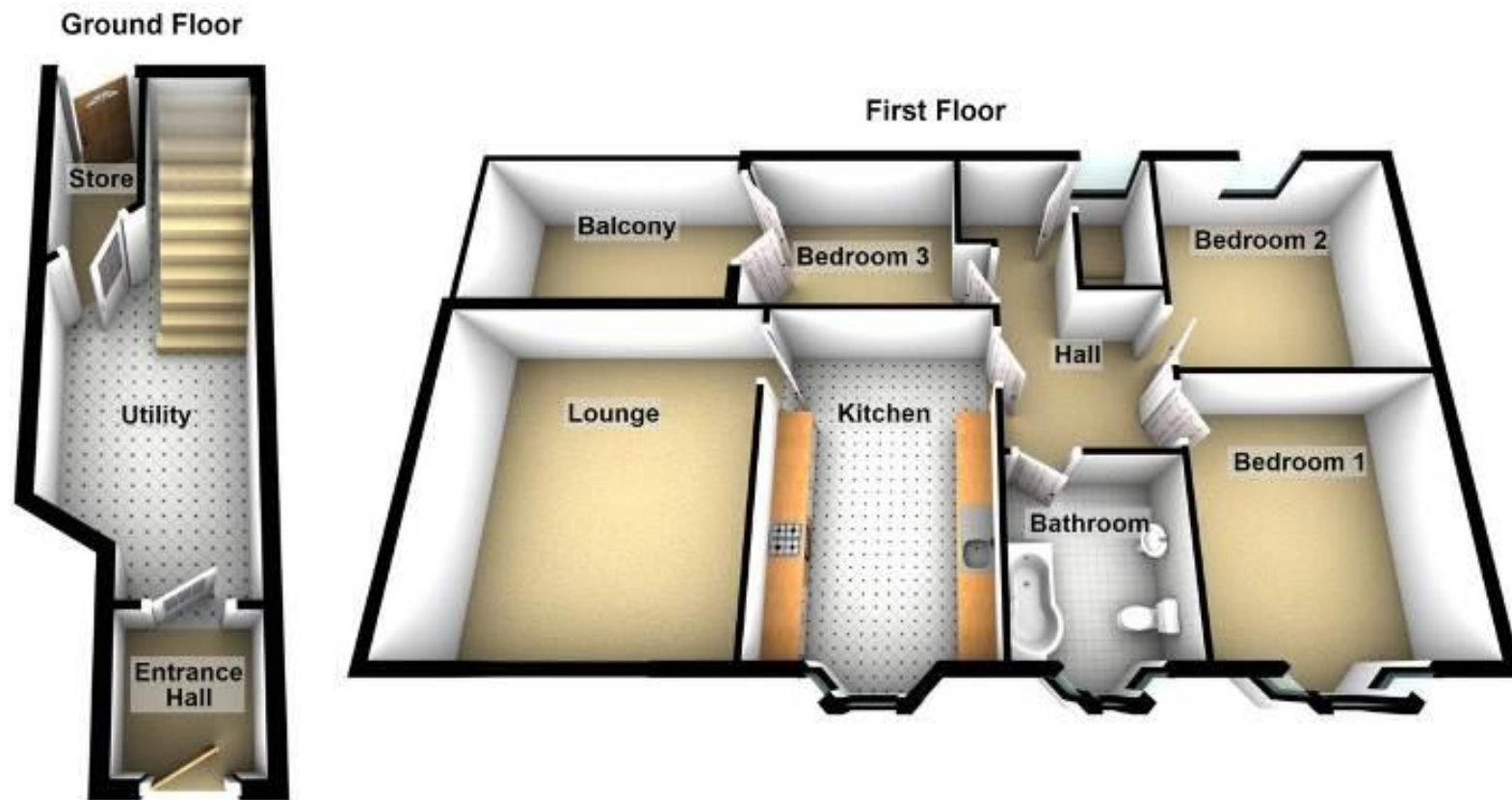
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room Sizes

LOUNGE

12' 8" x 16' 11" (3.87m x 5.16m)

KITCHEN

9' 7" x 18' 0" (2.93m x 5.5m)

BEDROOM 1

10' 9" x 14' 5" (3.29m x 4.41m)

BEDROOM 2

11' 3" x 11' 10" (3.45m x 3.63m)

BEDROOM 3

8' 8" x 8' 5" (2.66m x 2.58m)

BATHROOM

9' 1" x 7' 0" (2.79m x 2.14m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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