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Leading Perthshire Estate Agency
Flat 6 , Manse Court, Kirk Wynd, Blairgowrie, PH10 6HN
Offers Over £130,000
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ESTATE & LETTING AGENTS

Buying with Next Home

Flat 6 , Manse Court, Kirk Wynd, Blairgowrie, PH10 6HN

Many thanks for your interest with Flat 6 , Manse Court, Kirk Wynd, Blairgowrie, PH10 6HN.

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.

About the Area

Blairgowrie is a vibrant town set on the banks of the River Ericht 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.








Property Summary

We are delighted to bring to the market this immaculately presented first floor 2-bedroom apartment entered via a secure entry door and located within walking distance to the town centre.

The accommodation comprises entrance vestibule; hall with large storage cupboard; bright and spacious lounge with front facing windows and space for dining; modern kitchen with large cupboard and integrated oven, hob, extractor and dishwasher together with space for a fridge/freezer and washing machine; contemporary shower room; 2 double bedrooms with fitted storage.

There is double glazing and electric panel heating throughout.

Externally there are communal garden grounds and timber shed to the rear pertaining to the property. There is also ample parking and visitors parking within the front courtyard.

The property's excellent condition, combined with its close proximity to the town centre and local amenities, makes it a highly desirable home.





Key property features

- Immaculately presented
- First floor apartment
- Secure entry system
- Residents parking
- Bright lounge
- Modern kitchen
- Contemporary shower room
- 2 Double bedrooms
- Excellent storage
- Close to town and all amenities






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APPLEBUM






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Have a property to sell?
An expert from our local branch will provide you with the most accurate valuation.
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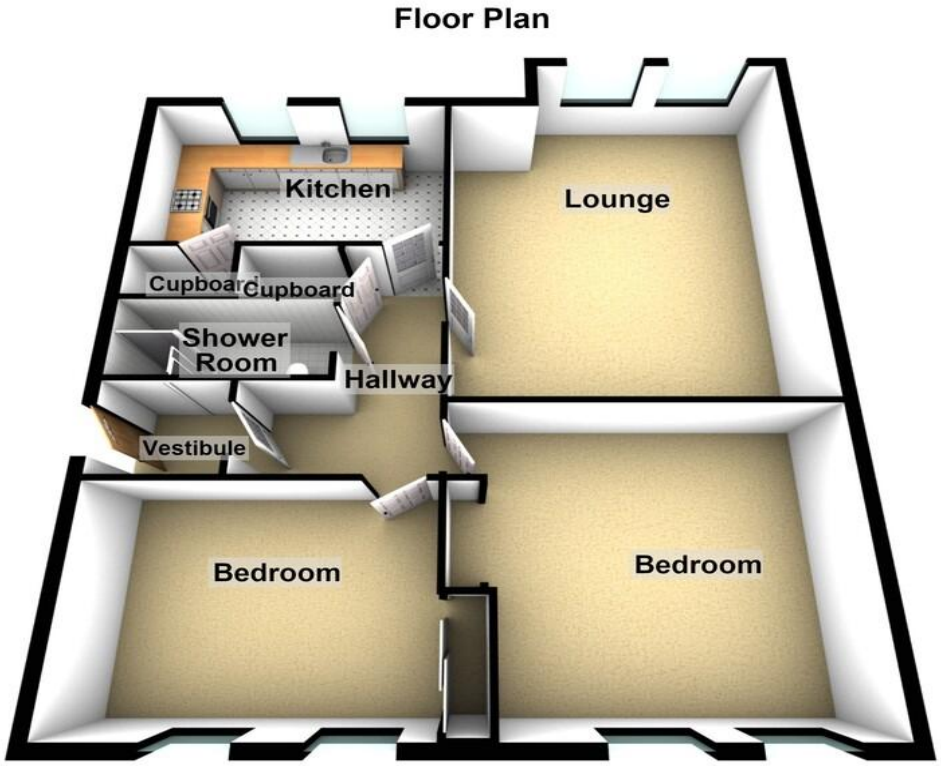
Floorplans


Floor Plan
Kitchen
Lounge
Cupboard
Cupboard
Shower Room
Hallway
Vestibule
Bedroom
Bedroom

Property Room Sizes

VESTIBULE
4' 0" x 3' 6" (1.22m x 1.07m)
HALL
12' 0 (w)" x 8' 5 (w)" (3.66m x 2.57m)
LOUNGE
18' 10" x 13' 0" (5.74m x 3.96m)
KITCHEN
12' 9" x 6' 7" (3.89m x 2.01m)
SHOWER ROOM
8' 11" x 5' 7" (2.72m x 1.7m)
BEDROOM
14' 5" x 10' 11" (4.39m x 3.33m)
BEDROOM
12' 9" x 10' 5" (3.89m x 3.18m)

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

The only Perthshire estate agent available 7 days until 9pm

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The Property Ombudsman

Next Home are proud to be members of the Property Ombudsman Scheme