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Leading Perthshire Estate Agency

6 Petersgarth Lane, Blairgowrie, PH10 6JQ

Offers Over £195,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

6 Petersgarth Lane, Blairgowrie, PH10 6JQ

Many thanks for your interest with 6 Petersgarth Lane, Blairgowrie, PH10 6JQ.

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 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.



Property Summary

Next Home are delighted to bring to the market this attractive two-bedroom end-terraced bungalow offers bright, well-proportioned accommodation throughout and enjoys a private enclosed garden with lovely open views.

The accommodation comprises an entrance porch leading into a welcoming hallway with useful storage. The spacious lounge provides ample room for a range of furniture and benefits from patio doors opening into a large conservatory. Offering an excellent additional living space, the conservatory comfortably accommodates a dining table and chairs, overlooks the garden and provides direct access outdoors. The kitchen is conveniently positioned and also enjoys access to the conservatory.

There are two generous double bedrooms, both benefiting from built-in storage, along with a family bathroom.

Externally, the property enjoys a fully enclosed rear garden bounded by timber fencing with outdoor lighting with external power sockets on both patios. The garden is mainly laid to lawn and features both a large patio and a smaller patio area, providing ideal spaces for outdoor dining and relaxation while taking advantage of the pleasant views.

There is driveway leading to a single garage equipped with light and power. There is also one space, privately owned on the street parking.



Key property features

- ✓ 2 double bedrooms
- ✓ Conservatory
- ✓ Quiet location
- ✓ Walking distance to town centre
- ✓ Single Garage
- ✓ Landscaped garden with lighting
- ✓ Open views
- ✓ Immaculately presented
- ✓ Driveway and off-street parking.
- ✓ Spacious lounge









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

ENTRANCE PORCH

11' 9" x 10' 5" (3.6m x 3.2m)

HALL

BATHROOM

8' 6" x 6' 10" (2.6m x 2.1m)

LOUNGE

15' 8" x 13' 9" (4.8m x 4.2m)

CONSERVATORY

17' 8" x 8' 2" (5.4m x 2.5m)

KITCHEN

11' 5" x 11' 5" (3.5m x 3.5m)

BEDROOM

11' 9" x 10' 5" (3.6m x 3.2m)

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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