

A photograph of a two-story stone house with a grey slate roof. The house features a white front door with a small arched window, a large white-framed window with horizontal blinds, and two dormer windows with white frames. A chimney is visible on the right side of the roof. The house is situated on a street corner. A semi-transparent blue rectangle is overlaid on the left side of the image.

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Cruachan, 63 West George Street, Blairgowrie, PH10 6DZ

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ESTATE & LETTING AGENTS

Buying with Next Home

Cruachan, 63 West George Street, Blairgowrie, PH10 6DZ

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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.



Property Summary

We are delighted to bring this very well presented DETACHED 3 BEDROOM COTTAGE to the market.

The property offers spacious accommodation over two floors comprising Entrance Hall with large under stair cupboard: bright Lounge with front facing window, press cupboard and feature fireplace: Kitchen with space for white goods, door to garden and rear facing windows: Dining room/Snug and double Bedroom with walk in Dressing room and En-suite Bathroom with white suite on the ground floor level together with two further double Bedrooms and Shower room on the first floor.

There is double glazing and gas central heating throughout.

Externally the property benefits from having an enclosed garden to the rear, which is a mixture of Monoblock, gravel chips and planted borders for ease of maintenance. A driveway to the side of the property provides access to the garden via double gates and off-street parking is available.

This would make an excellent family home and early viewing is highly recommended.



Key property features

- ✓ Detached Cottage
- ✓ Bright Lounge with feature fireplace
- ✓ Kitchen and Dining Room
- ✓ 3 Double Bedrooms
- ✓ En-suite bathroom and Shower Room
- ✓ Large walk-in dressing room/wardrobe
- ✓ Gas Central Heating & Double Glazing
- ✓ Enclosed rear Garden
- ✓ Driveway
- ✓ Walking distance to Shops and Amenities









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

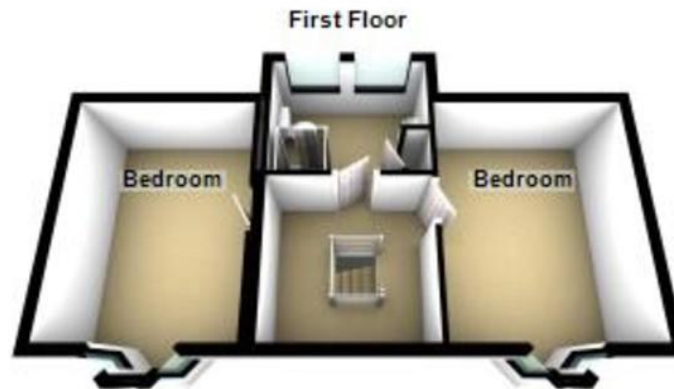
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

LOUNGE

18' 1" x 12' 5" (5.53m x 3.79m)

DINING ROOM

10' 8" x 10' 2" (3.27m x 3.12m)

KITCHEN

16' 2" x 8' 3" (4.95m x 2.54m)

EN-SUITE BATHROOM

6' 11" x 5' 8" (2.11m x 1.74m)

BEDROOM 1

12' 5" x 12' 1" (3.79m x 3.69m)

BEDROOM

15' 2" x 12' 9" (4.64m x 3.89m)

BEDROOM

15' 2" x 12' 9" (4.64m x 3.89m)

SHOWER ROOM

9' 10" x 7' 3" (3.01m x 2.21m)

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.



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

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