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Leading Perthshire Estate Agency

West Cottage, 109 Perth Road, Blairgowrie, PH10 6DX

Offers Over £175,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with West Cottage, 109 Perth Road, Blairgowrie, PH10 6DX.

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 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

A rare opportunity to purchase this spacious TWO BEDROOM DETACHED cottage situated within a prime position in the town of Blairgowrie.

The property has many charming original features including ornate cornicing, ceiling rose, fireplace and attractive cathedral style window to the front. The well-proportioned accommodation comprises wide and welcoming reception hall: sitting room with bay window to the front: sunroom with sliding doors to the side: lounge with rear facing window affording lovely views: rear hall with door to the side: dining kitchen with wall and base units, 3 storage cupboards and front and rear facing windows: two spacious double bedrooms and bathroom with white suite including cast iron bath.

Externally there are beautifully maintained enclosed garden grounds which are predominantly laid to lawn with planted borders providing an array of colour during the spring and summer months. Summer House. Two large cellars are located below the property for additional storage. EPC 53.



Key property features

- ✓ Detached Cottage
- ✓ Sitting room, Lounge and Sunroom
- ✓ Dining Kitchen
- ✓ 2 Double Bedrooms & Bathroom
- ✓ Charming original features
- ✓ Gas Central Heating
- ✓ Driveway
- ✓ Lovely views to the rear
- ✓ Beautiful garden
- ✓ Two large cellars and excellent storage









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a middle-class housing estate.

Have a property to sell?

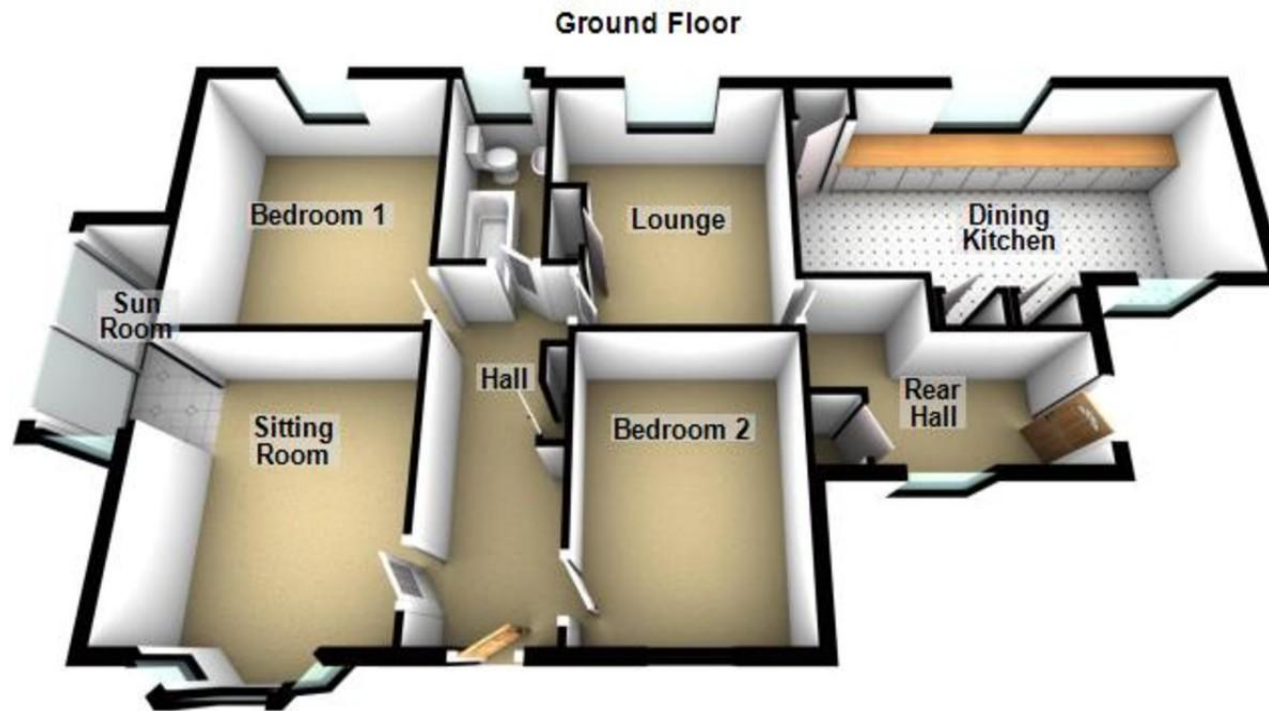
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALL

16' 8" x 6' 11" (5.08m x 2.11m)

SITTING ROOM

15' 4" x 12' 1" (4.67m x 3.68m)

SUN ROOM

7' 8" x 6' 3" (2.34m x 1.91m)

LOUNGE

15' 1" x 12' 4" (4.6m x 3.76m)

DINING KITCHEN

14' 3" x 9' 5" (4.34m x 2.87m)

BEDROOM

13' 3" x 11' 10" (4.04m x 3.61m)

BEDROOM

13' 1" x 9' 9" (3.99m x 2.97m)

BATHROOM

8' 2" x 5' 5" (2.49m x 1.65m)

REAR HALL

7' 6" x 7' 0" (2.29m x 2.13m)

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

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

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