

# Buy your next home with Next Home

Leading Perthshire Estate Agency



41 Manor Gardens, Rosemount, Blairgowrie, PH10 6JS

Offers Over £175,000

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

41 Manor Gardens, Rosemount, Blairgowrie, PH10  
6JS

Many thanks for your interest with 41  
Manor Gardens, Rosemount, Blairgowrie,  
PH10 6JS.

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  
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If you have a property to sell, contact us to  
arrange a valuation. We are renowned in  
getting our customers moving quicker and  
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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

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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

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Next Home are delighted to bring to the market this 2 BEDROOM SEMI-DETACHED bungalow set within the popular residential area of Rosemount, Blairgowrie.

The property is set over the one level and offers spacious accommodation comprising: Entrance vestibule, hallway, spacious lounge, modern kitchen/diner, conservatory, 2 double bedrooms and a shower room.

There is a large fully enclosed garden to rear , single garage and chipped driveway provides off-street parking to the front.



# Key property features

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- ✓ Walk in condition
- ✓ 2 double bedrooms
- ✓ Conservatory
- ✓ Popular residential area
- ✓ Ideal for retirement
- ✓ Modern Kitchen/diner
- ✓ Good sized garden
- ✓ Single garage









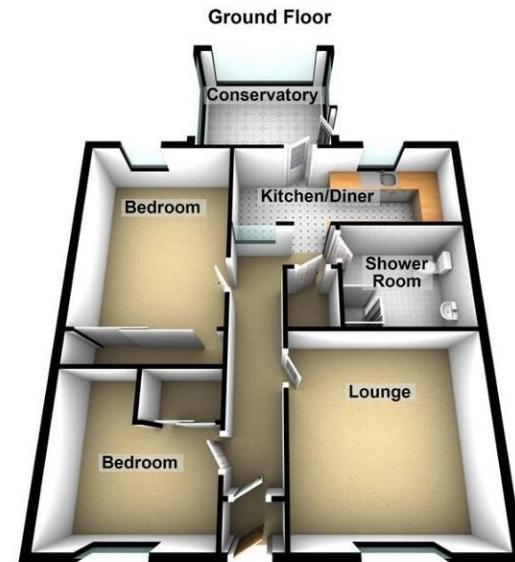
# Have a property to sell?

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



# Floorplans

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# Property Room sizes

## ENTRANCE VESTIBULE

## HALLWAY

## LOUNGE

13' x 12' (3.96m x 3.66m)

## KITCHEN/DINER

6' 6" x 7' 2" (2m x 2.18m)

## CONSERVATORY

8' 4" x 7' 9" (2.54m x 2.36m)

## BEDROOM

11' 7" x 9' 1" (3.53m x 2.77m)

## BEDROOM

10' 5" x 8' 8" (3.18m x 2.64m)

## SHOWER ROOM

8' 3" x 5' 7" (2.51m x 1.7m)

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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