



# Buy your next home with Next Home

Leading Perthshire Estate Agency

38 Cedar Avenue, Blairgowrie, PH10 6TT

Offers Over £200,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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38 Cedar Avenue, Blairgowrie, PH10 6TT

Many thanks for your interest in  
38 Cedar Avenue, Blairgowrie, PH10 6TT.

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 renown 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 01764 42 43 44.

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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We are delighted to bring to the market this recently renovated TWO BEDROOM DETACHED BUNGALOW situated within a quiet and desirable residential area in the town of Blairgowrie.

The property offers well-proportioned accommodation comprising entrance hall with storage cupboards: spacious and bright lounge with sliding patio doors to the garden and window to the side: newly installed kitchen with integrated oven, hob, and extractor together with space for further appliances and dining: two double bedrooms with wardrobe space, additional storage and vanity wash hand basins with mirror and lighting over: bathroom with white suite and shower over the bath. There is double glazing and gas central heating throughout.

Externally there is a large driveway to the side and the garden is enclosed with timber fencing and is predominantly laid to lawn with an area of gravel chips to one side for ease of maintenance.

Early viewing is highly recommended to appreciate the accommodation on offer.



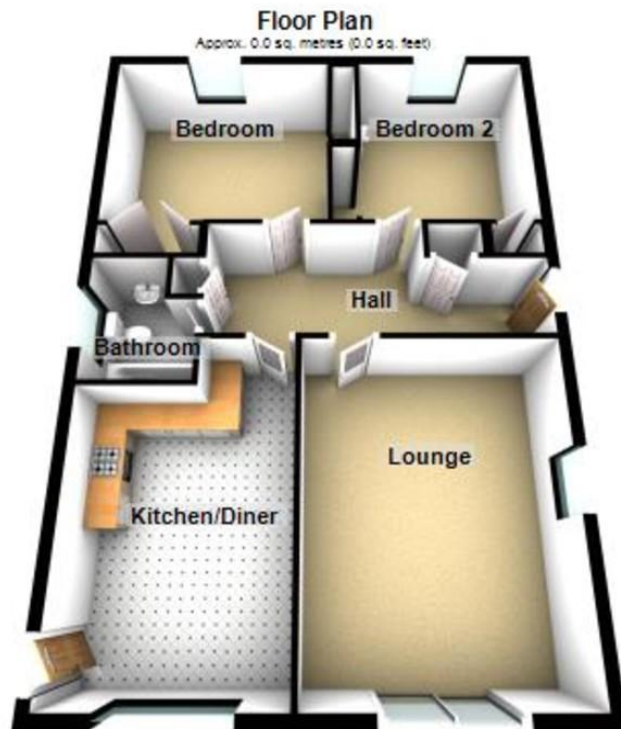
# Key property features

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- ✓ Detached 2 Bedroom Bungalow
- ✓ Spacious Lounge with patio doors to the garden
- ✓ Newly fitted dining kitchen
- ✓ Bathroom with shower over the bath and white suite
- ✓ 2 Double Bedrooms
- ✓ Excellent storage
- ✓ Large driveway
- ✓ Enclosed garden
- ✓ Double Glazing & Gas Central Heating
- ✓ Quiet residential area



# Floorplans



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



# Property Room Sizes

HALL 15' 4" X 7' 4" (4.67M X 2.24M)

DINING KITCHEN 16' 5" X 11' 4" (5M X 3.45M)

LOUNGE 17' 9" X 11' 10" (5.41M X 3.61M)

BEDROOM 11' 2" X 10' 6" (3.4M X 3.2M)

BEDROOM 11' 1" X 10' 6" (3.38M X 3.2M)

BATHROOM 7' 2" X 6' 11" (2.18M X 2.11M)

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 ..... 01796 54 80 14

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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