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Leading Perthshire Estate Agency

Kinloch, Woodlands Road, Blairgowrie, PH10 6LD

Offers Over £359,950


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Kinloch, Woodlands Road, Blairgowrie, PH10 6LD

Many thanks for your interest with Kinloch, Woodlands Road, Blairgowrie, PH10 6LD.

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 reknown 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.

Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a week until 9pm



Registered Buyers



No obligation mortgage advice



Conveyancing Quotations



First Time Buyer with No Deposit



Next Home's Buying Guide



Next Home 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.





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Property Summary

Next Home are delighted to bring this 4/5 bedroom detached family home to the Blairgowrie sales market.

The property is located in one of the most sought after areas and offers very private and spacious living accommodation over 2 levels comprising: Entrance vestibule with space for outdoor attire, entrance hall, a bright and spacious lounge that is open plan to a dining area that has sliding doors to the rear garden, an L-shaped sun room offers a versatile living space and can fit a variety of freestanding furniture, a breakfasting kitchen with attractive bay window, sitting room/bedroom, 4 double bedrooms with built in storage with a master en-suite, a modern 4 piece bathroom suite and a w/c.

There is off-street parking provided via large mono-bloc driveway that fit multiple cars and leads to a double garage. The garden is mainly laid to lawn for ease of maintenance.



Key property features

- ✓ 4/5 Double bedrooms
- ✓ Sun room
- ✓ Chain free
- ✓ Sought after location
- ✓ Ideal family home
- ✓ Close to local amenities
- ✓ Double Garage
- ✓ Spacious living accommodation
- ✓ Immaculately presented
- ✓ Immediate entry available















Have a property to sell?

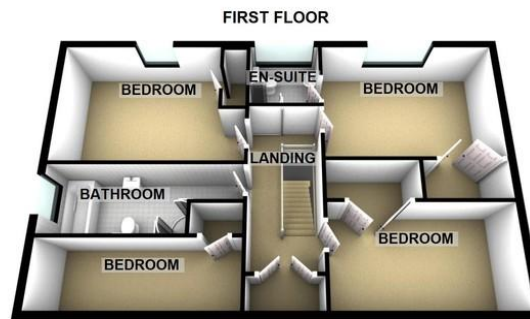
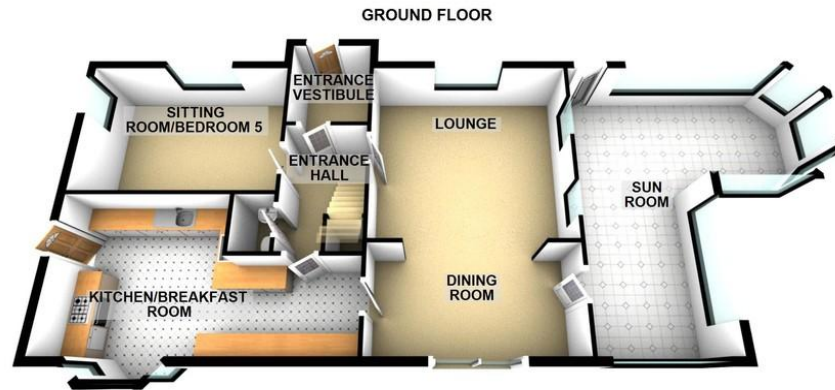
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

ENTRANCE VESTIBULE

12' 2" x 5' 7" (3.71m x 1.7m)

ENTRANCE HALL

10' 1" x 5' 7" (3.07m x 1.7m)

LOUNGE

14' 2" x 13' 5" (4.32m x 4.09m)

DINING AREA

13' 5" x 9' (4.09m x 2.74m)

SUN ROOM

24' 3" x 16' 2" (7.39m x 4.93m)

KITCHEN/BREAKFAST ROOM

20' x 13' 4" (6.1m x 4.06m)

SITTING ROOM/BEDROOM 5

12' 8" x 9' 8" (3.86m x 2.95m)

BEDROOM

13' 4" x 10' 4" (4.06m x 3.15m)

ENSUITE

6' 3" x 5' 6" (1.91m x 1.68m)

BEDROOM

13' 4" x 10' 9" (4.06m x 3.28m)

BEDROOM

13' 9" x 10' 9" (4.19m x 3.28m)

BEDROOM

13' 4" x 8' (4.06m x 2.44m)

BATHROOM

13' 4" x 5' 5" (4.06m x 1.65m)

W/C

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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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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