



# Buy your next home with Next Home

Leading Perthshire Estate Agency

3 George Murray Close, Blairgowrie, PH10 6FF

Offers Over £265,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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3 George Murray Close, Blairgowrie, PH10 6FF

Many thanks for your interest with 3 George Murray Close, Blairgowrie, PH10 6FF.

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

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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 spacious and very well presented DETACHED 4/5 BEDROOM EXECUTIVE VILLA situated within a desirable modern development.

The property offers well-proportioned accommodation comprising Entrance hall with storage cupboard: Bright lounge with feature bay window: Breakfasting Kitchen with integrated oven, hob and extractor and space for further appliances: Utility room with door to the rear: WC with white suite: dining room/bedroom 5 with attractive French doors to the rear: Four further bedrooms, two of which have en-suite shower rooms with white suites and splash back tilting: family bathroom with shower and bath.

There is double glazing and gas central heating throughout. Externally a driveway provides parking for two vehicles and there is an integral single garage. The front garden is laid to lawn and the rear garden is enclosed with a sizeable area of decking, paved patio, lawn, covered store and large Garden cabin with power and light.





# Key property features

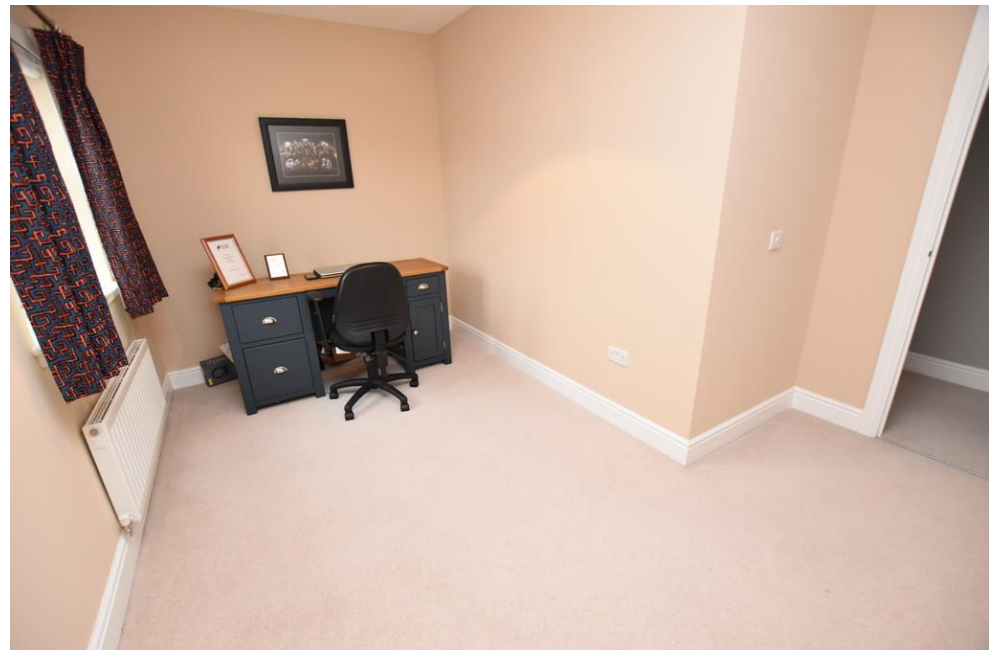
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- ✓ Detached 4/5 Bedroom Villa
- ✓ Bright Lounge with feature bay window
- ✓ Breakfasting kitchen
- ✓ Utility Room
- ✓ Dining room/Bedroom 5
- ✓ WC, 2 En-suites and Bathroom
- ✓ Double Glazing & Gas Central Heating
- ✓ Garage and Driveway
- ✓ Large garden with lawn, decking and patio area
- ✓ Large Garden Cabin with Power & Light













An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

# Have a property to sell?

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

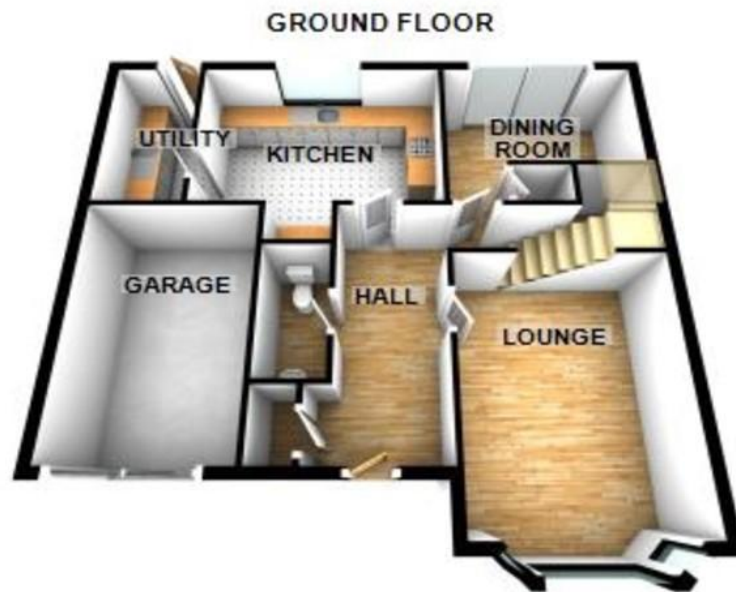


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# Floorplans

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# Property Room sizes

## HALLWAY

12' 4" x 9' 2" (3.76m x 2.79m)

## WC

9' 7" x 4' 5" (2.92m x 1.35m)

## LOUNGE

15' 7" x 11' 3" (4.75m x 3.43m)

## DINING ROOM/BEDROOM 5

12' 0" x 10' 5" (3.66m x 3.18m)

## KITCHEN

13' 0" x 12' 6" (3.96m x 3.81m)

## UTILITY ROOM

7' 7" x 5' 7" (2.31m x 1.7m)

## LANDING

14' 8" x 6' 4" (4.47m x 1.93m)

## BEDROOM

13' 8" x 11' 2" (4.17m x 3.4m)

## EN-SUITE 1

7' 5" x 4' 1" (2.26m x 1.24m)

## BEDROOM

13' 0" x 8' 8" (3.96m x 2.64m)

## EN-SUITE 2

8' 8" x 4' 0" (2.64m x 1.22m)

## BEDROOM 3

## BEDROOM 4

11' 7" x 8' 8" (3.53m x 2.64m)

## FAMILY BATHROOM

8' 4" x 7' 2" (2.54m x 2.18m)

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)

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