

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Clelland & Boyd Opticians

59 High Street, Blairgowrie, PH10 6DF

Offer Over £120,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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59 High Street, Blairgowrie, PH10 6DF

Many thanks for your interest with 59 High Street, Blairgowrie, PH10 6DF.

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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Next Home are delighted to bring this fully renovated and immaculately presented 2-bedroom upper apartment situated in the popular town of Blairgowrie. The property has been finished to high standard with oak doors, hardwood

flooring, space saving radiators and boasts high ceilings and skirting boards throughout the spacious accommodation comprising: Entrance Hall with skylight and two cupboards, open plan kitchen/lounge dining area with space for a variety of furniture and fully fitted kitchen, 2 double bedrooms and a modern 4 piece bathroom suite.

There is a private garden to the side of the property which is fully enclosed with timber fencing and laid with AstroTurf for ease maintenance.



# Key property features

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- ✓ immaculately presented
- ✓ 2 double bedrooms
- ✓ Open plan living
- ✓ ideal buy to let
- ✓ Ideal holiday home
- ✓ Ideal for first time buyers
- ✓ Private garden
- ✓ 4-piece bathroom suite
- ✓ Private entrance
- ✓ High quality finishing's









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.

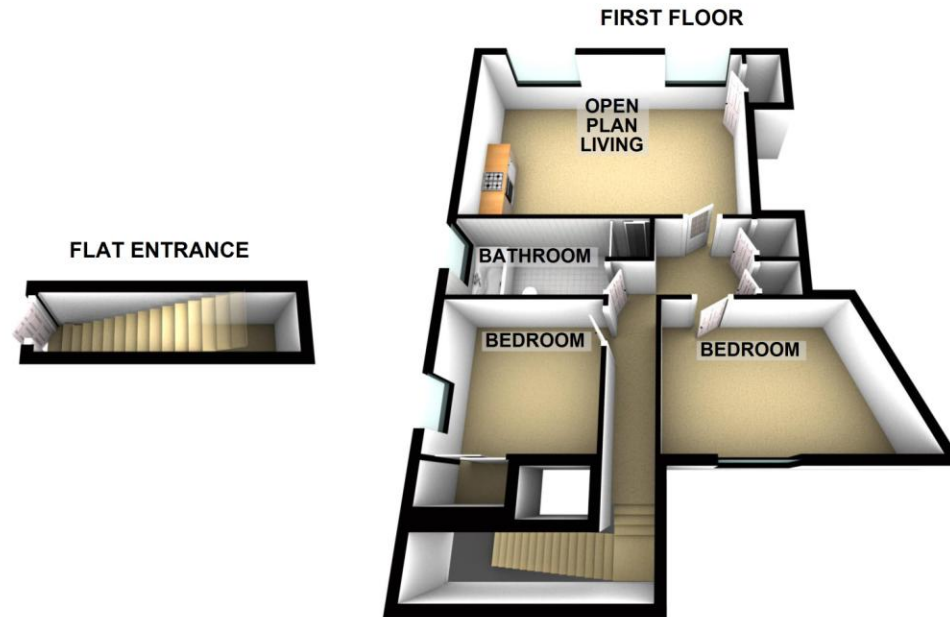


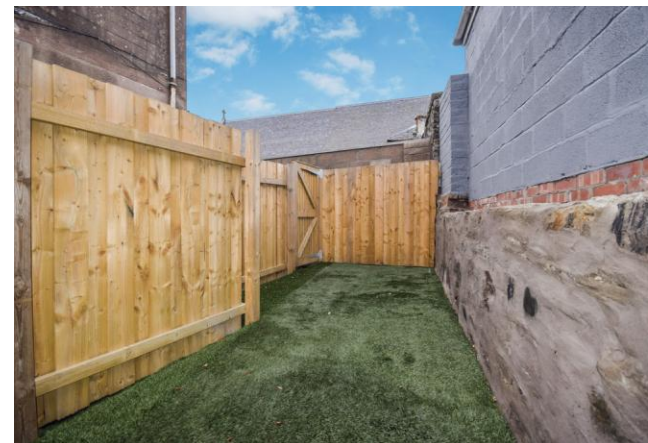
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# Floorplans

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# Property Room sizes

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## HALLWAY

8' 7" x 8' 3" (2.62m x 2.51m)

## OPEN PLAN KITCHEN/DINING/LOUNGE

20' 5" x 15' 3" (6.22m x 4.65m)

## BEDROOM

13' 3" x 10' 7" (4.04m x 3.23m)

## BEDROOM

11' 1" x 9' 8" (3.38m x 2.95m)

## BATHROOM

11' 2" x 6' 5" (3.4m x 1.96m)

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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