

# Buy your next home with Next Home

Leading Perthshire Estate Agency

30 Riverside Park, Blairgowrie, PH10 6GB

Offers Over £135,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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30 Riverside Park, Blairgowrie, PH10 6GB

Many thanks for your interest with 30 Riverside Park, Blairgowrie, PH10 6GB.

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 FIRST FLOOR TWO BEDROOM APARTMENT with lovely views over the River Ercht to the rear.

The property is entered via a secure entry door system and the communal areas are very well maintained.

The accommodation comprises entrance hall with storage cupboard: spacious lounge/dining room with sliding doors to the balcony: kitchen with appliances and rear facing window: double bedroom with fitted wardrobes and en-suite shower room: further double bedroom with fitted wardrobes and dual aspect windows: bathroom with white suite.

There is double glazing and gas central heating throughout.

Externally there are communal garden grounds and there is a parking space pertaining to the property. Early viewing is highly recommended as this property will suit a range of prospective purchasers.





# Key property features

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- ✓ First Floor Apartment
- ✓ Spacious Lounge/Dining Room
- ✓ Balcony with river views
- ✓ Modern kitchen
- ✓ 2 Double Bedrooms
- ✓ En-Suite shower room & Bathroom
- ✓ Double Glazing & Gas Central Heating
- ✓ Allocated Parking
- ✓ Secure entry system
- ✓ Desirable location















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.



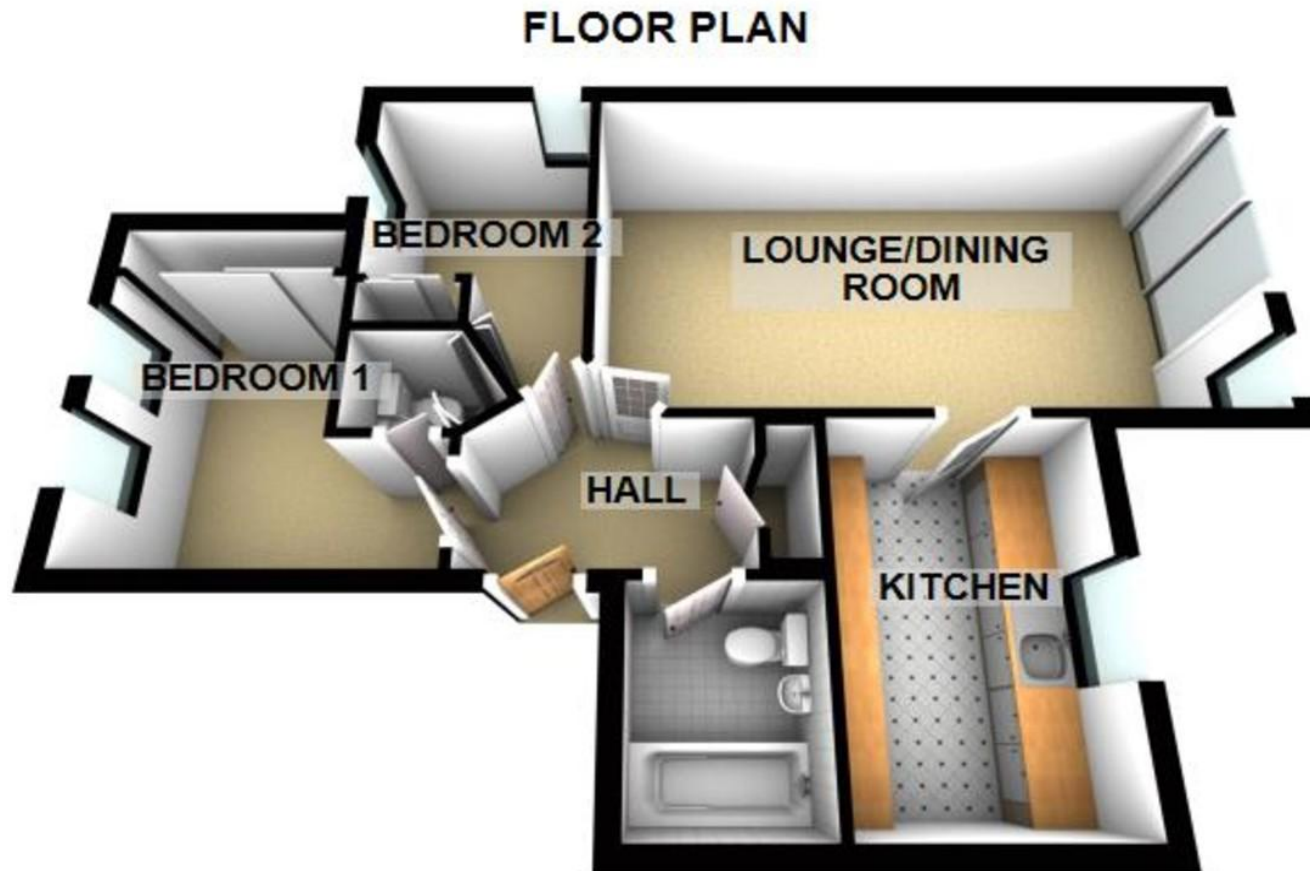
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# Floorplans

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# Property Room sizes

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## **LOUNGE/DINING ROOM**

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

## **KITCHEN**

*11' 2" x 6' 6" (3.4m x 1.98m)*

## **BATHROOM**

*6' 0" x 5' 4" (1.83m x 1.63m)*

## **BEDROOM**

*13' 8" x 12' 6" (4.17m x 3.81m)*

## **EN-SUITE**

*4' 8" x 4' 1" (1.42m x 1.24m)*

## **BEDROOM**

*9' 0" x 8' 3" (2.74m x 2.51m)*

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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