

A three-story stone building with a bay window and a van parked in front. The building has a grey stone facade, white-framed windows, and a grey slate roof. A white van with blue text is parked on the left side of the street. A dark grey car is parked on the right side of the street. The sky is blue with some clouds.

# Buy your next home with Next Home

Leading Perthshire Estate Agency

Post Office House, Main Street, Kirkmichael, Blairgowrie, PH10

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# Buying with Next Home

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Post Office House, Main Street, Kirkmichael,  
Blairgowrie, PH10 7NT

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# About the Area

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Local amenities within Kirkmichael include a nursery, primary school, church, hotel, and community owned village shop. The towns of Blairgowrie and Pitlochry are equidistant at approximately 12 miles away and secondary schooling can be found in both.

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.

Pitlochry is set in the heart of the beautiful Perthshire countryside and is served by a wide range of local facilities and amenities including shopping, banking, professional offices, doctor's surgery, and a community hospital.



# Property Summary

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A rare opportunity to purchase this beautifully presented and quirky FOUR BEDROOM TERRACED TOWNHOUSE situated within the popular village of Kirkmichael.

The property was the former Post Office and offers spacious accommodation over 3 floors comprising entrance vestibule: hall with door to the rear garden: spacious lounge/dining area with 2 front facing windows and feature wood burning stove: the kitchen area is fitted with a range of units, Range cooker, fridge/freezer, washing machine and dishwasher: WC with Belfast sink: Principle bedroom with feature cast iron fire and seating area off with front facing windows: bathroom with white suite and three further bedrooms, one with en-suite shower room. There are 2 sizeable storage cupboards and attic space.

The property benefits from double glazing and electric heating throughout.

Parking is available on street and there is an enclosed tiered garden to the rear with paved seating area and store.

The property is currently utilised as a successful holiday let and the furniture and some furnishings are available by separate negotiation. The curtains/blinds etc are included in sale. Viewing is highly recommended.



# Key property features

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- ✓ Charming Mid Terraced Townhouse
- ✓ Spacious Lounge/Dining Room with wood burning stove
- ✓ Modern Kitchen
- ✓ WC, Bathroom & En-suite shower room
- ✓ 4 Double bedrooms
- ✓ Double glazing & Electric heating
- ✓ Many Quirky features
- ✓ On street parking
- ✓ Garden
- ✓ Ideal for second/holiday home or investment













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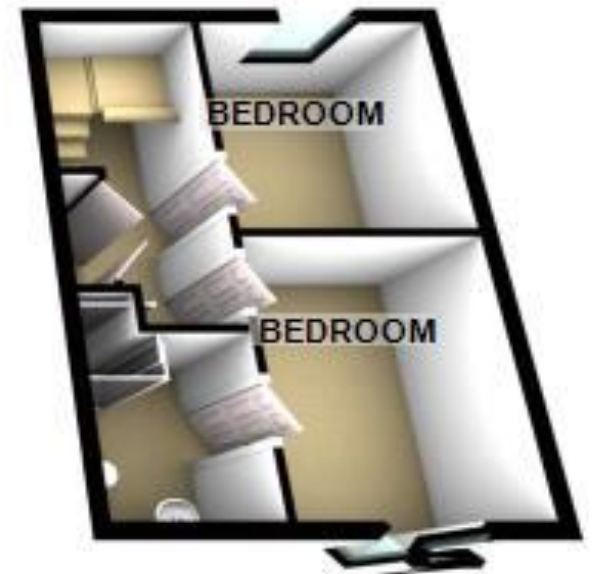
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# Floorplans

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FLOOR PLAN





# Property Room sizes

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## HALL

### LOUNGE/DINING ROOM

14' 6" x 14' 5" (4.43m x 4.41m)

### KITCHEN

9' 3" x 7' 3" (2.83m x 2.22m)

### WC

8' 2" x 3' 5" (2.50m x 1.06m)

### BEDROOM 1

18' 11" x 12' 4" (5.77m x 3.78m)

### BEDROOM

10' 11" x 7' 2" (3.34m x 2.19m)

## BATHROOM

7' 2" x 4' 7" (2.20m x 1.40m)

### BEDROOM

12' 5" x 9' 6" (3.81m x 2.92m)

### BEDROOM

12' 7" x 9' 6" (3.84m x 2.90m)

### EN-SUITE

5' 2" x 5' 1" (1.58m x 1.55m)

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..... 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)

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