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Leading Perthshire Estate Agency

Northbank Cottage, Main Street, Kirkmichael, Blairgowrie, PH10

Offers Over £155,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home

Northbank Cottage, Main Street, Kirkmichael,
Blairgowrie, PH10 7NT

Many thanks for your interest with
Northbank Cottage, Main Street,
Kirkmichael, Blairgowrie, PH10 7NT.

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
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is because we live here. So let us guide you
through the selling and buying process.

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ladder - our consultants can advise you
through the whole process.

We offer free, no obligation mortgage
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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

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. 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. The town remains a popular holiday destination and attractions include the fish ladder, Pitlochry festival theatre and the nearby Blair castle. The town is bypassed by the A9 trunk route providing easy access to the North and South.



Property Summary

We are delighted to bring to the market this immaculately presented TWO BEDROOM MID TERRACED COTTAGE situated within the picturesque village of Kirkmichael.

The property offers very well-presented accommodation comprising entrance hall with large under stair cupboard: spacious lounge with Multi Fuel stove and French connecting doors to the kitchen: kitchen with fitted units incorporating an oven, hob, extractor and feature under unit lighting: Mid landing with door to the rear and bathroom with white suite: two double bedrooms, the principle with bay window and feature fireplace. There is an insulated loft with lighting and storage. The property is double glazed and benefits from Wi-Fi smart efficient Haverland heaters throughout. There is Free view TV in each room and Samsung security systems with cameras in the receptions areas.

Externally the rear garden is landscaped with water tap secure log store. The property would make an excellent home or holiday let and has fully wired fire and smoke alarms.



Key property features

- ✓ Charming Cottage
- ✓ Immaculately presented
- ✓ Super fast Wi-Fi signal throughout
- ✓ Feature fireplaces
- ✓ Smart Haverland Heaters throughout
- ✓ Double Glazing
- ✓ Samsung security systems with cameras
- ✓ Landscaped Garden
- ✓ On street Parking
- ✓ Compliant to be a holiday let or investment property









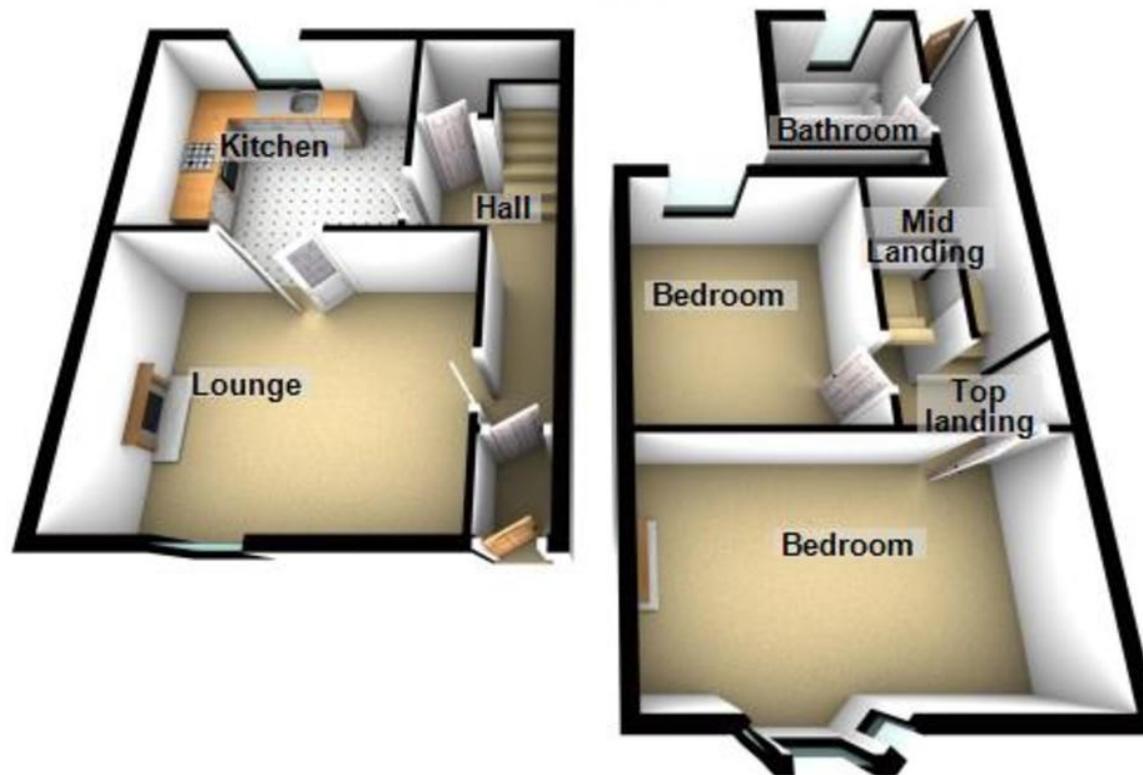
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An expert from our local branch will provide you with the most accurate valuation.



Floorplans

Floor Plan





Property Room sizes

LOUNGE

12' 7" x 12' 0" (3.86m x 3.66m)

KITCHEN/DINER

10' 0" x 9' 11" (3.07m x 3.04m)

BATHROOM

6' 8" x 5' 7" (2.05m x 1.72m)

BEDROOM

16' 1" x 12' 0" (4.92m x 3.68m)

BEDROOM

10' 3" x 9' 11" (3.14m x 3.04m)

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

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