

Buy your next home with Next Home

Leading Perthshire Estate Agency

7 Manorbank, Coupar Angus Road, Blairgowrie, PH10 6JW

Offers Over £255,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

7 Manorbank, Coupar Angus Road, Blairgowrie, PH10 6JW

Many thanks for your interest with 7 Manorbank, Coupar Angus Road, Blairgowrie, PH10 6JW.

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 known 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.

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Next Home your number 1 choice for property sales



FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

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.





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Property Summary

Next Home are delighted to bring this immaculately presented 3 bedroom detached bungalow situated in the popular town of Blairgowrie.

The accommodation is set over one level and has many original features on show. The bungalow comprises: Entrance vestibule, hall with 2 large storage cupboards, bright and spacious lounge with bay window, 3 double bedrooms, one of which is used as a dining room, kitchen, modern shower room and w/c. There is potential to fully convert the attic space into an additional bedroom with en-suite.

The property sits on a generous sized plot with parking to the side and front for multiple cars. To there is a low maintenance rear garden with summer house and a large wooden double garage.



Key property features

- ✓ 1930's bungalow
- ✓ 3 double bedrooms
- ✓ Good sized plot
- ✓ Attic room
- ✓ Modern shower room
- ✓ Off-street parking
- ✓ Summer house
- ✓ Outbuilding with power
- ✓ GCH
- ✓ Close to local amenities













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?

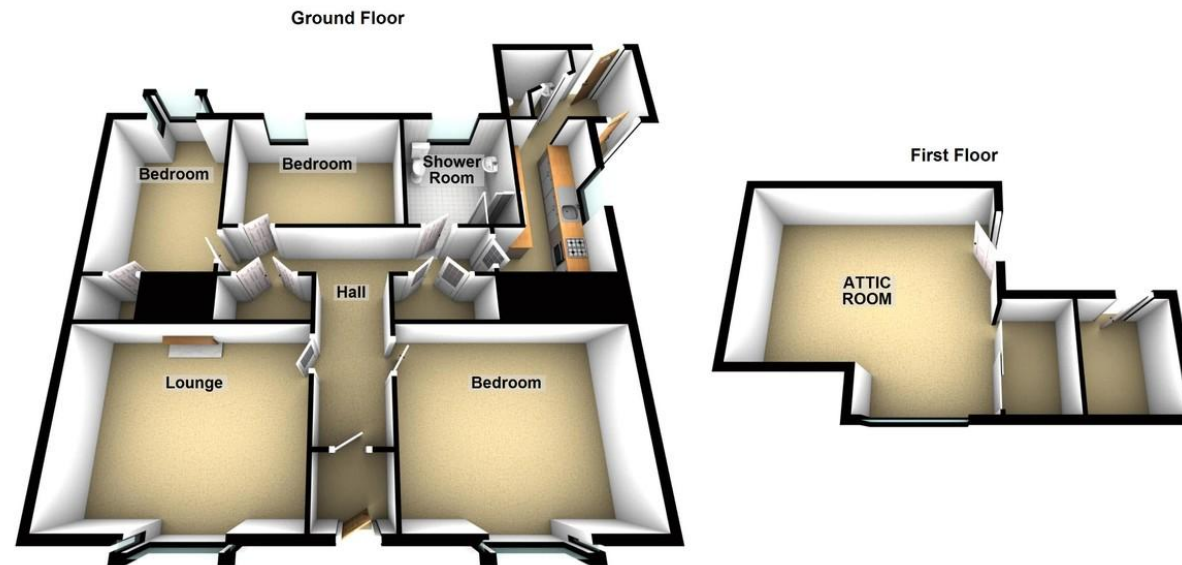
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

HALL

LOUNGE

14' 8" x 13' 8" (4.47m x 4.17m)

BEDROOM/DINING ROOM

14' 8" x 13' 8" (4.47m x 4.17m)

KITCHEN

12' 9" x 9' 1" (3.89m x 2.77m)

BEDROOM

15' 2" x 9' 7" (4.62m x 2.92m)

BEDROOM

10' 9" x 9' 5" (3.28m x 2.87m)

SHOWER ROOM

9' 6" x 5' (2.9m x 1.52m)

W/C

ATTIC ROOM

15' x 14' 1" (4.57m x 4.29m)

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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