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Leading Perthshire Estate Agency

The Stables, Main Street, Kirkmichael, Blairgowrie, PH10 7NT

Offers Over £280,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

The Stables, Main Street, Kirkmichael, Blairgowrie,
PH10 7NT

Many thanks for your interest with The Stables, 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 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 renown 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.

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

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.





Property Summary

Next Home are delighted to bring this rare to the market 3 bedroom detached house situated in the picturesque village of Kirkmichael.

The property is located on a very generous sized plot with spacious accommodation comprising: Entrance hall, open plan dining/lounge, kitchen, 2 double bedrooms with en-suites. In a separate part of the property there is recently redecorated and very spacious lounge with space for a variety free standing furniture and French patio doors leading to a decked area that takes in the stunning views and there is also a double bedroom with a modern en-suite.

The house sits on a generous sized elevated plot that mainly laid to lawn for ease of maintenance with outbuildings and a decked area ideal for outdoor dining.

There is also a large former stable that has the potential to be converted.



Key property features

- ✓ Rare to the market
- ✓ B&B potential
- ✓ 3 en-suites
- ✓ Large plot
- ✓ Double garage
- ✓ Great views
- ✓ Popular residential area
- ✓ Close to Pitlochry
- ✓ Great potential













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some driveways. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

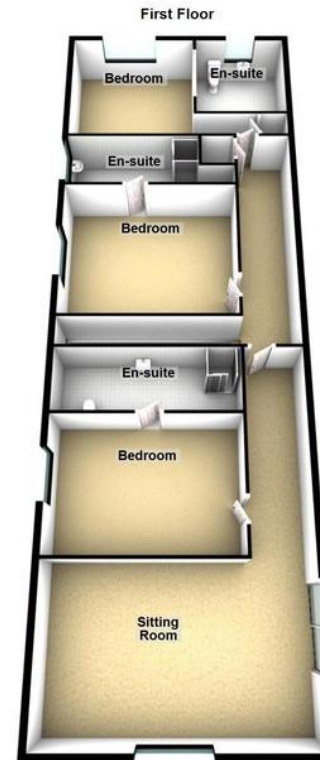
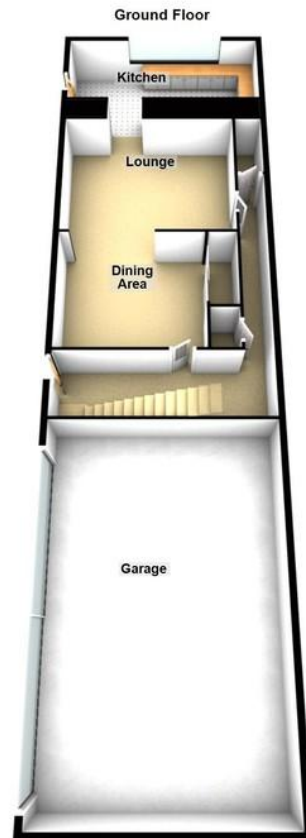
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE

12' 8" x 12' 8" (3.86m x 3.86m)

DINING ROOM

10' 1" x 9' 5" (3.07m x 2.87m)

KITCHEN

17' 5" x 7' 3" (5.31m x 2.21m)

WC

BEDROOM

11' 11" x 9' 2" (3.63m x 2.79m)

ENSUITE

6' 8" x 8' (2.03m x 2.44m)

BEDROOM

10' 8" x 9' 7" (3.25m x 2.92m)

ENSUITE

9' 7" x 4' 8" (2.92m x 1.42m)

STTING ROOM

18' 9" x 14' 9" (5.72m x 4.5m)

BEDROOM

11' 4" x 8' 9" (3.45m x 2.67m)

ENSUITE

10' 6" x 4' 5" (3.2m x 1.35m)

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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