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Leading Perthshire Estate Agency

St. Leonards, Dunkeld Road, Blairgowrie, PH10 6RY

Offers Over £375,000

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ESTATE & LETTING AGENTS

Buying with Next Home

St. Leonards, Dunkeld Road, Blairgowrie, PH10 6RY

Many thanks for your interest with St. Leonards, Dunkeld Road, Blairgowrie, PH10 6RY.

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

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.

The property is located in the country in the fringe of Blairgowrie, with abundant country walks on the doorstep including hill walking.

Potential Equestrian Opportunity on the Doorstep with full facilities and exceptional hacking, just 4 minutes' walk.



Property Summary

A rare opportunity to purchase this charming and immaculately presented 3/4 BEDROOM DETACHED VICTORIAN TRADITIONAL VILLA situated within a highly desirable location with magnificent open countryside views.

The property offers privacy and seclusion and had been sympathetically modernised to a very high standard yet retaining all the characteristics of a property of its age.

The versatile accommodation comprises bright entrance porch; wide reception hall; lounge with dining area, Amtico flooring and dual aspect windows; sitting room/bedroom 4 with marble fireplace; modern kitchen; large utility room and WC on the ground floor together with 3 double bedrooms on the first floor.

There is double glazing and oil central heating throughout.

Externally there is a large driveway providing off street parking and single garage.

The sizeable garden grounds are enclosed and beautifully landscaped. Early viewing is highly recommended as this property would suit a range of prospective purchasers.



Key property features

- ✓ Traditional detached Victorian Villa
- ✓ Versatile accommodation
- ✓ Charming original features
- ✓ Close to Equestrian facilities
- ✓ Magnificent open countryside views
- ✓ Enclosed large garden (1/3 acre), driveway and garage
- ✓ Lounge & Sitting Room/Bedroom 4
- ✓ 3/4 Double Bedrooms
- ✓ Recently installed Dining Kitchen & Large Utility room
- ✓ Recently installed white 5 piece Bathroom
- ✓ Dedicated Study area on large landing with Velux window



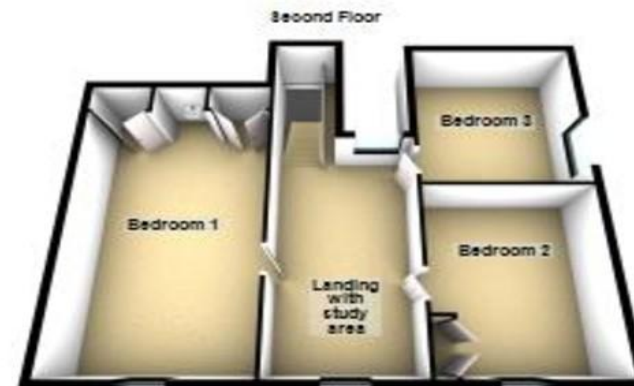








Floorplans



Property Room sizes

ENTRANCE PORCH

8' 2" x 5' 2" (2.49m x 1.57m)

RECEPTION HALL

21' 5" x 8' 0" (6.53m x 2.44m)

LOUNGE

21' 6" x 12' 6" (6.55m x 3.81m)

KITCHEN

13' 1" x 10' 6" (3.99m x 3.2m)

UTILITY ROOM

12' 5" x 7' 1" (3.78m x 2.16m)

WC

7' 1" x 3' 8" (2.16m x 1.12m)

SITTING ROOM/BEDROOM 4

14' 10" x 13' 10" (4.52m x 4.22m)

BATHROOM

10' 4" x 10' 1" (3.15m x 3.07m)

LANDING

19' 7" x 6' 11" (5.97m x 2.11m)

BEDROOM

16' 9" x 13' 6" (5.11m x 4.11m)

BEDROOM

13' 0" x 11' 7" (3.96m x 3.53m)

BEDROOM

13' 3" x 12' 1" (4.04m x 3.68m)

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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