

An aerial photograph of a white bungalow with a dark roof and a gravel driveway. A silver car is parked in the driveway, and a dark car is parked in the garage. The house has a black door and two windows. The number 62 is visible on the wall. The driveway is bordered by a low stone wall and a green hose. There are some plants and a small tree in the garden.

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62 Smithfield Crescent, Blairgowrie, PH10 6UE

Fixed £230,000


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Buying with Next Home

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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 to the market this modern and immaculately presented 2/3 bedroom detached bungalow situated in a very sought after area of Blairgowrie.

The property is set over the one level with spacious and flexible accommodation comprising: Entrance hall, bright and spacious lounge, modern and fully fitted kitchen/diner with pantry, a cinema room/bedroom with sound insulation and French patio doors leading to the rear garden, 2 further bedrooms with the principal room offering a dressing area with built in storage that can easily be converted into another bedroom, and a shower room.

To the front there is off-street parking for multiple cars via a large gravelled driveway.

The rear is fully enclosed with timber fencing and is low maintenance.

Gas central heating and double glazing throughout.



Key property features

- ✓ Immaculately presented
- ✓ Cinema room
- ✓ Popular residential area
- ✓ Modern kitchen
- ✓ Pantry
- ✓ Dressing area
- ✓ Good storage
- ✓ Gas central heating
- ✓ Close to local amenities
- ✓ Bungalow













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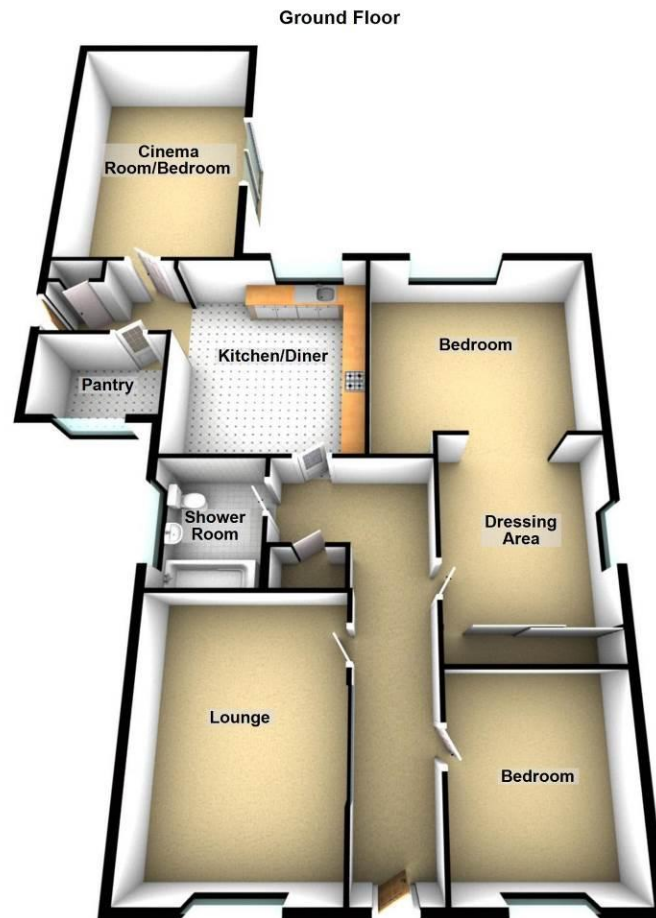
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

20' 4" x 3' 2" (6.2m x 0.97m)

LOUNGE

13' 4" x 11' (4.06m x 3.35m)

KITCHEN/DINER

10' 6" x 10' 6" (3.2m x 3.2m)

PANTRY

4' 9" x 4' 6" (1.45m x 1.37m)

CINEMA ROOM/BEDROOM

15' 1" x 10' 6" (4.6m x 3.2m)

PRINCIPAL BEDROOM

12' 2" x 9' 8" (3.71m x 2.95m)

DRESSING ROOM

8' 7" x 8' 2" (2.62m x 2.49m)

BEDROOM

10' 2" x 8' 7" (3.1m x 2.62m)

SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.65m)

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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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

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