



114 Perth Road, Blairgowrie, PH10 6ED

Offers Over £310,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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114 Perth Road, Blairgowrie, PH10 6ED

Many thanks for your interest with 114 Perth Road, Blairgowrie, PH10 6ED.

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 reknown 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

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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

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We are delighted to bring to the market this well presented FIVE BEDROOM DETACHED VILLA situated within a popular residential area.

The accommodation would make an ideal family home with spacious accommodation set over 2 levels comprising: a very welcoming entrance hall, bright and spacious lounge with an attractive bay window to the front and ample room for a variety of free-standing furniture, dining room, 4 double bedrooms, large basement garden room/5th bedroom, kitchen/breakfast Room with original slate floor, large pantry with Belfast sink, a very spacious family bathroom and separate shower room which is located on the ground floor.

The rear garden is fully enclosed and offers privacy with mature shrubbery and trees to the borders. There is also an easy to maintain lawn and a garage.

Off-street parking is provided to the front of the property.

Gas central heating throughout.





# Key property features

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- ✓ Detached Victorian Property
- ✓ 5 double bedrooms
- ✓ 2 reception rooms
- ✓ Large kitchen/Breakfast Room
- ✓ Ample off street parking/ Garage
- ✓ Large rear enclosed garden
- ✓ Front and Rear Vehicle access
- ✓ Walking distance town centre
- ✓ Local School within minutes
- ✓ On the local bus route





















An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is peaceful and typical of a middle-class housing estate.

# Have a property to sell?

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

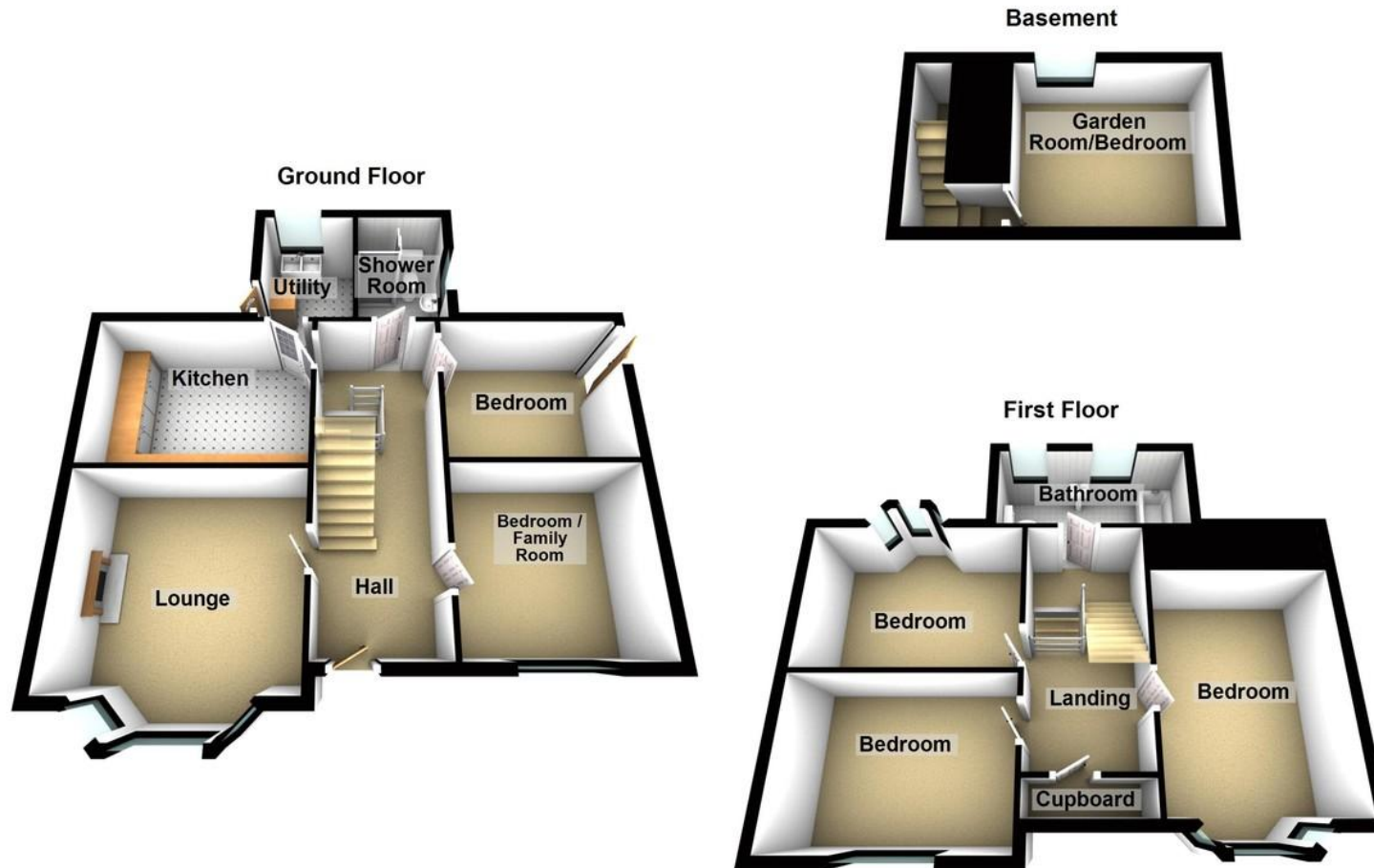


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# Floorplans

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# Property Room sizes

## ENTRANCE HALL

24' 9" x 6' 0" (7.54m x 1.83m)

## LIVING ROOM

17' 11" x 13' 9" (5.46m x 4.19m)

## DINING ROOM

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

## BEDROOM/STUDY

12' 5" x 9' 9" (3.78m x 2.97m)

## KITCHEN/BREAKFAST ROOM

13' 6" x 10' 0" (4.11m x 3.05m)

## UTILITY ROOM

8' 3" x 5' 4" (2.51m x 1.63m)

## SHOWER ROOM

8' 3" x 9' 8" (2.51m x 2.95m)

## BEDROOM

11' 8" x 9' 10" (3.56m x 3m)

## UPPER LANDING /MID LANDING

17' 0" x 6' 4" (5.18m x 1.93m)

## MAIN BEDROOM

14' 5" x 12' 0" (4.39m x 3.66m)

## BEDROOM 2

13' 9" x 12' 0" (4.19m x 3.66m)

## BEDROOM 3

13' 0" x 9' 11" (3.96m x 3.02m)

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](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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