



114 Perth Road, Blairgowrie, PH10 6ED

Offers Over £310,000

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NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home



114 Perth Road, Blairgowrie, PH10 6ED

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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.

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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

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

- ✓ 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











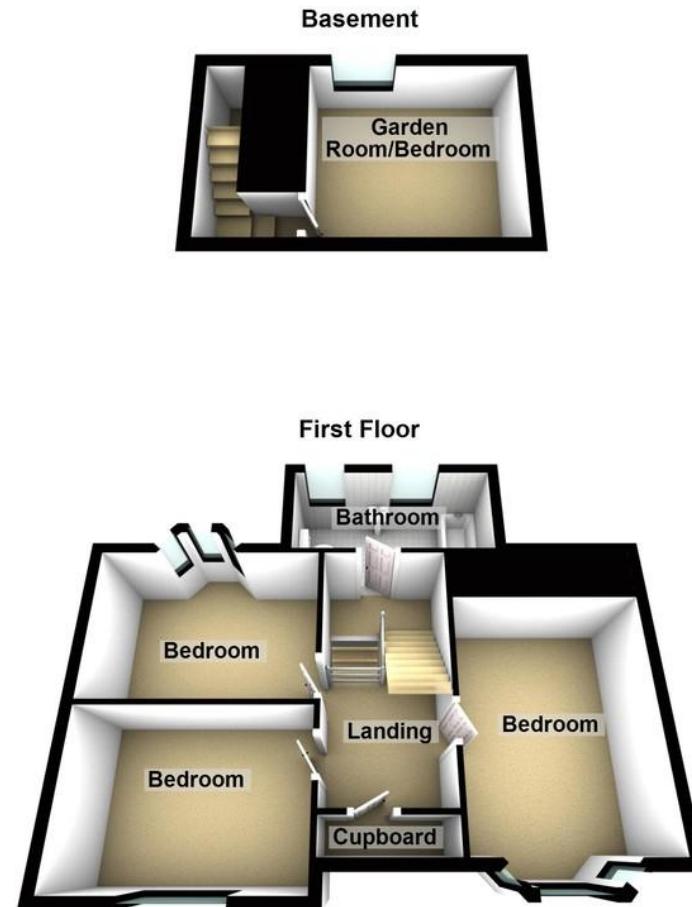
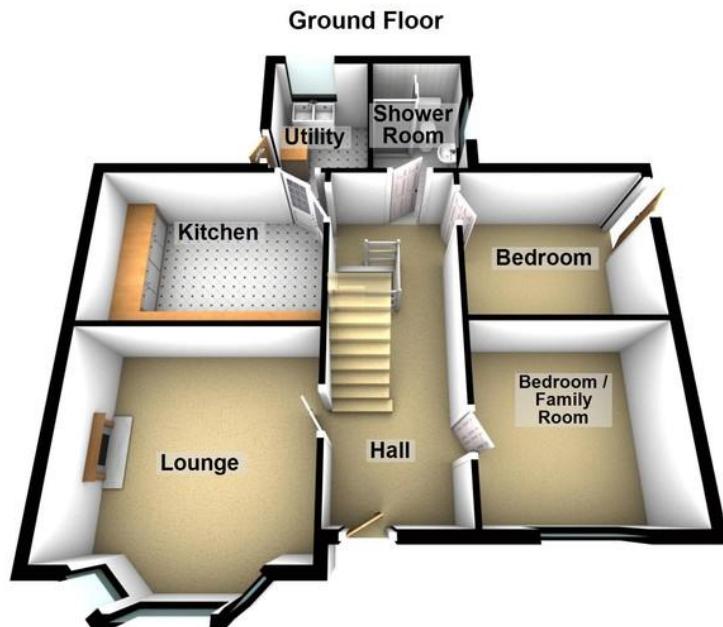


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Floorplans





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:

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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

Email sales@nexthomeonline.co.uk

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