

Buy your next home with Next Home

Leading Perthshire Estate Agency

17 Franklin Street, Ardler, Blairgowrie, PH12 8SZ

Offers Over £275,000

**NEXTHOME**
ESTATE & LETTING AGENTS

Buying with Next Home

17 Franklin Street, Ardler, Blairgowrie, PH12 8SZ

Many thanks for your interest with 17 Franklin Street, Ardler, Blairgowrie, PH12 8SZ.

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

The village is located close to the towns of Alyth and Meigle. Alyth offers a variety of local amenities including shops, a post office, bank and health centre.

There is a reputable primary school within the town and secondary schooling can be found in Blairgowrie and Kirriemuir. Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities. Golf enthusiasts are spoilt for choice with Alyth having its own golf courses and the prestigious championship golf course at Rosemount, is considered one of the best courses in Scotland.

The village is also well placed for accessing Dundee, Perth and Kirriemuir.





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Property Summary

Next Home are delighted to bring to the market this well presented 4 bedroom detached family home situated in the popular village of Ardler.

The property occupies a generous sized plot with spacious accommodation set over 2 levels comprising: Entrance hall with W/C, spacious lounge with French doors leading into the dining room, kitchen, snug room, utility room and 4 bedrooms with built in storage and a principal en-suite.

To the rear there is fully enclosed garden that offers privacy and lovely countryside views, patio area, decking and a summer house.

Off-street parking is provided to the front via a mono-bloc driveway which leads to a single garage.

Gas central heating and double glazing throughout.



Key property features

- ✓ 4 bedrooms
- ✓ Popular residential area
- ✓ Well-presented
- ✓ Ideal family home
- ✓ Close to Dundee & Perth
- ✓ Private garden
- ✓ 3 reception rooms
- ✓ Gas central heating
- ✓ Principal en-suite













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An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey 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 garages. The overall scene is a typical suburban housing estate.

Have a property to sell?

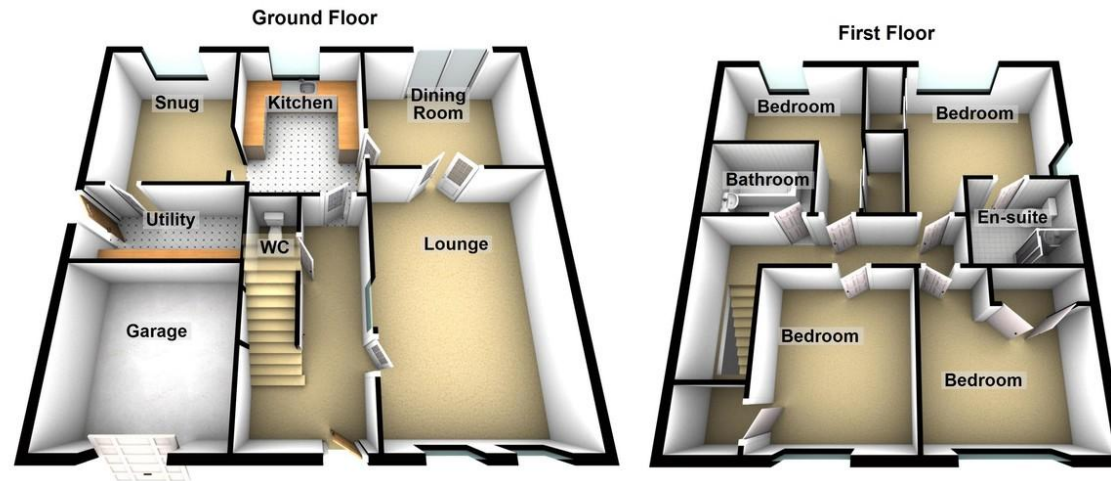
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE HALL

LOUNGE

17' 11" x 13' 9" (5.47m x 4.21m)

DINING ROOM

10' 10" x 11' 1" (3.32m x 3.38m)

KITCHEN/SNUG

19' 6" x 10' 10" (5.96m x 3.32m)

UTILITY ROOM

8' 11" x 6' 3" (2.72m x 1.92m)

W/C

6' 3" x 3' 2" (1.92m x 0.99m)

BEDROOM

11' 9" x 9' 1" (3.60m x 2.77m)

ENSUITE

6' 11" x 5' 6" (2.13m x 1.70m)

BEDROOM

11' 8" x 8' 4" (3.56m x 2.56m)

BEDROOM

9' 1" x 7' 7" (2.77m x 2.33m)

BEDROOM

13' 11" x 9' 9" (4.26m x 2.99m)

BATHROOM

6' 5" x 6' 3" (1.98m x 1.92m)

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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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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