

# Buy your next home with Next Home

Leading Perthshire Estate Agency

89 Smithfield Crescent, Blairgowrie, PH10 6UE

Offers Over £185,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

89 Smithfield Crescent, Blairgowrie, PH10 6UE

Many thanks for your interest with 89 Smithfield Crescent, Blairgowrie, PH10 6UE.

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 renown 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.



# 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

---

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.





# NEXTHOME

ESTATE & LETTING AGENTS

Get to know about our newly listed properties 1st by signing up to our Hot Buyers lists!

Visit [www.nexthomeonline.com/buying](http://www.nexthomeonline.com/buying)



# Property Summary

---

Next Home are delighted to bring to the market this immaculately presented 3 bedroom semi-detached villa situated in the most sought after area of Blairgowrie.

The property has been fully renovated and would make the perfect home for a variety of buyers with spacious accommodation set over 2 levels comprising: Entrance hall, lounge, open plan 'Howdens' kitchen/dining room that has been finished to a high standard, 3 bedrooms with built in storage and modern bathroom.

There is off-street parking for multiple vehicles via a gravelled driveway.

To the rear there is lovely south facing garden with patio, lawn and is ideal for hosting and relaxing in the summer months.

Double glazing and gas central heating throughout.



# Key property features

---

- ✓ Immaculately presented
- ✓ Fully renovated
- ✓ South facing garden
- ✓ Ideal for a first time buyer
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Close to schooling
- ✓ Close to local amenities
- ✓ Off-street parking for multiple vehicles
- ✓ Modern kitchen & bathroom



















# Have a property to sell?

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



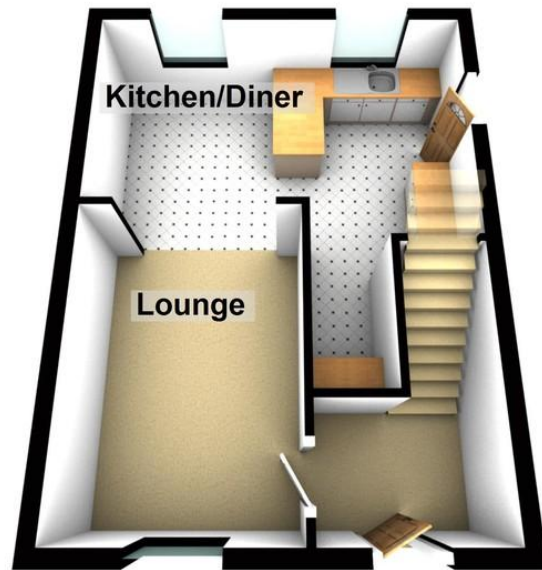
**NEXTHOME**

ESTATE & LETTING AGENTS

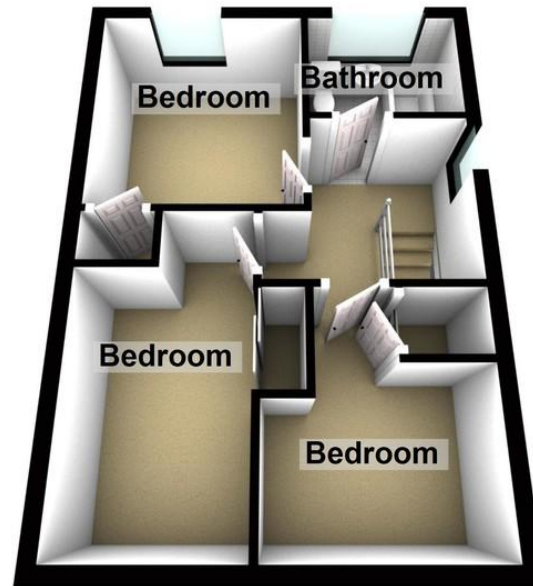
# Floorplans

---

Ground Floor



First Floor





# Property Room sizes

---

## ENTRANCE HALL

## LOUNGE

*15' 8" x 10' 5" (4.78m x 3.18m)*

## DINING AREA

*10' 8" x 7' 3" (3.25m x 2.21m)*

## KITCHEN/BREAKFAST ROOM

*17' 9" x 9' 7" (5.41m x 2.92m)*

## BEDROOM

*11' 3" x 9' 7" (3.43m x 2.92m)*

## BEDROOM

*14' 1" x 7' 2" (4.29m x 2.18m)*

## BEDROOM

*10' 9" x 8' 4" (3.28m x 2.54m)*

## BATHROOM

*7' 3" x 6' 1" (2.21m x 1.85m)*

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.



**NEXTHOME**  
ESTATE & LETTING AGENTS

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)

*The only Perthshire estate agent available 7 days until 9pm*

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme