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Leading Perthshire Estate Agency



Wendyview, West Kinnochtry , Coupar Angus, Blairgowrie, PH13

Fixed Price £325,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Wendyview, West Kinnochtry , Coupar Angus,
Blairgowrie, PH13 9PN

Many thanks for your interest with Wendyview, West Kinnochtry , Coupar Angus, Blairgowrie, PH13 9PN.

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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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

Burrelton is a desirable village ideal for the commuter and having the benefit of many local amenities including a primary school, post office, convenience store, butcher, Inn with restaurant and park with tennis courts.

There is also a bowling club and football pitch in the village and secondary schooling can be found in the nearby town of Blairgowrie or city of Perth. The property is also ideally located for outdoor enthusiasts with a variety of walks and off road cycling available nearby.

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.





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Property Summary

Set within the most picturesque area of Perthshire just outside the village of Burrelton this 4 bedroom modern villa would make the ideal family home.

With stunning countryside views to be admired this property has been finished to a very high standard and offers spacious accommodation set over 2 levels comprising: A very welcoming entrance hall with Karndean flooring, breakfasting kitchen with granite worktops and complementary wall and base units, utility room with direct access to the rear garden, a very bright and spacious lounge with wood burning stove with double patio doors leading to the garden, generous sized dining room, bedroom/snug and shower are located on the ground floor. A generous landing gives access 3 double bedrooms 2 of which have attractive front facing windows offering lovely views, ample room for free-standing furniture and en-suite shower rooms. Additionally there a 3 piece bathroom suite.

To the front of the property there is parking for multiple vehicles.

The rear garden offers privacy throughout and well kept. There is raised decking to advantage of the rolling countryside views.

Double glazing throughout and LPG Gas.

EPC:B



Key property features

- ✓ 4 bedrooms
- ✓ Immaculately presented
- ✓ Countryside views
- ✓ Quiet location
- ✓ Modern build
- ✓ 4 bathroom
- ✓ 2 en-suites
- ✓ Woodburning stove
- ✓ Modern finished throughout
- ✓ LPG Gas





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Have a property to sell?

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

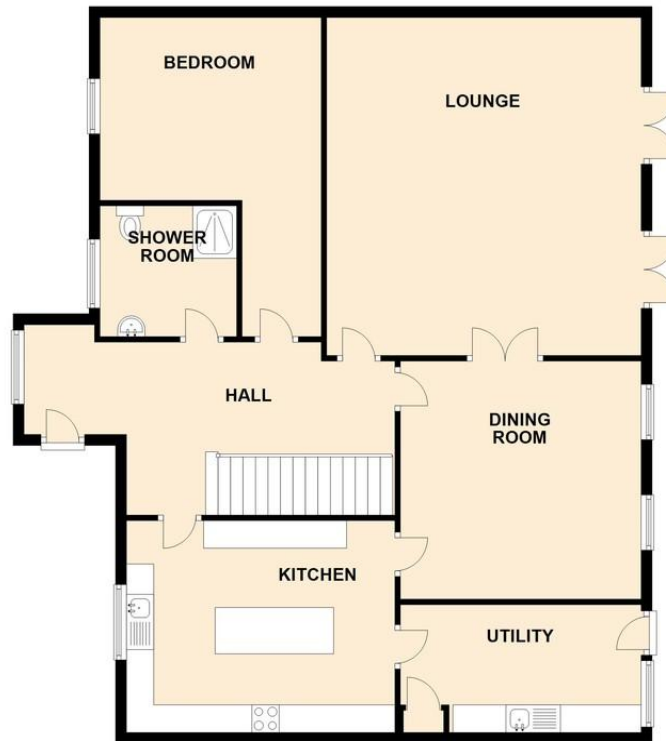


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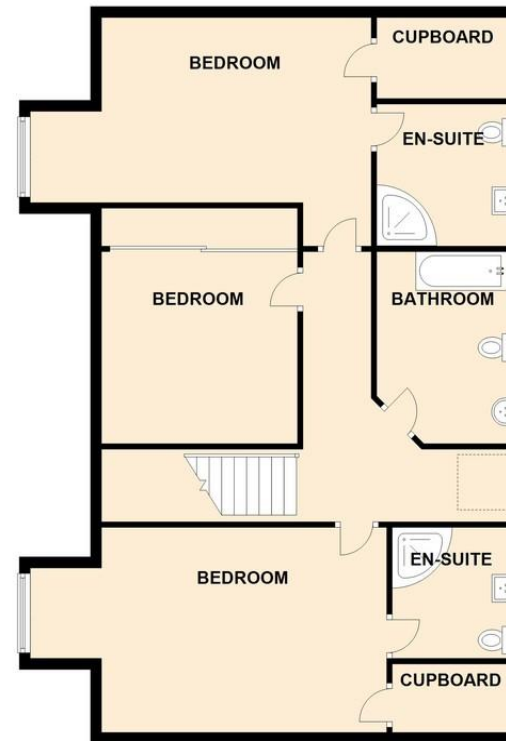
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Floorplans

GROUND FLOOR



FIRST FLOOR





Property Room sizes

HALL

19' 11" x 9' 8" (8.61m x 2.95m)

LOUNGE

18' 6" x 16' 11" (5.64m x 5.16m)

DINING ROOM

12' 11" x 12' 11" (3.94m x 3.94m)

KITCHEN/BREAKFAST ROOM

14' 2" x 11' 8" (4.32m x 3.56m)

UTILITY ROOM

12' 11" x 7' 4" (3.94m x 2.24m)

BEDROOM(GROUND FLOOR)

10' 3" x 10' 1" (3.12m x 3.07m)

SHOWER ROOM(GROUND FLOOR)

8' 3" x 5' 7" (2.51m x 1.7m)

LANDING

15' 8" x 10' 11" (4.78m x 3.33m)

BEDROOM

17' 1" x 11' 10" (5.21m x 3.61m)

ENSUITE

7' 6" x 5' 7" (2.29m x 1.7m)

BEDROOM

16' 3" x 11' 3" (4.95m x 3.43m)

ENSUITE

7' 4" x 6' 4" (2.24m x 1.93m)

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

Email sales@nexthomeonline.co.uk

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