



# Buy your next home with Next Home

Leading Perthshire Estate Agency

10 Darroch Gate, Coupar Angus Road, Blairgowrie, PH10 6GT

Fixed price £119,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS



# Buying with Next Home

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PH10 6GT

Many thanks for your interest with 10 Darroch Gate, Coupar Angus Road, Blairgowrie, PH10 6GT.

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 renowned 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.

# 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.

## Additional Information

The building is factored by Lorimers Property Management and this covers the buildings insurance, communal lighting, maintenance of the communal areas, lift, gardens, window cleaning and 24 hour emergency call system.





# Property Summary

We are delighted to bring to the market this immaculately presented GROUND FLOOR ONE BEDROOM APARTMENT with French door to its own patio.

The property is situated in the prestigious McCarthy & Stone Retirement Development which offers 22 one bedroom apartments and 14 two bedroom apartments exclusively for those over the age of 60.

The common entrance is attractively decorated and there is a camera door entry system and 24 hour emergency call care line.

The residents lounge has a kitchen area and a Guest Suite is available to hire if required.

The property has a wide and welcoming entrance hall with large walk in cupboard; bright lounge/dining room with feature electric fire and door to the front; modern kitchen with integrated oven, hob, extractor, fridge, freezer and washer dryer; double bedroom with large walk in wardrobe; shower room.

Externally there are beautifully landscaped garden grounds and allocated parking spaces upon request for a permit together with visitors parking.



# Key property features

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- ✓ 24 Hour Careline and Camera Door Entry System
- ✓ Ground Floor with French door to Patio
- ✓ Guest Suite for Friends and Family
- ✓ Landscaped Communal Gardens Grounds
- ✓ House Manager Monday - Friday
- ✓ Residents Lounge
- ✓ Residence Parking - Permit scheme
- ✓ Close to local amenities
- ✓ Immaculately Presented
- ✓ Lift to all Floors













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 suburban setting.

# Have a property to sell?

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

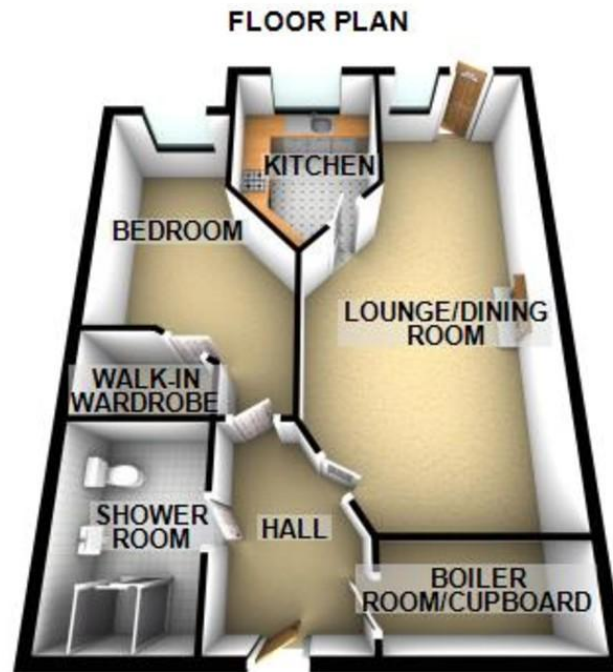


## NEXTHOME

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# Floorplans

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# Property Room Sizes

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## **HALL**

*9' 3" x 6' 5" (2.82m x 1.96m)*

## **LOUNGE/DINER**

*24' 10" x 11' 4" (7.57m x 3.45m)*

## **KITCHEN**

*8' 5" x 7' 6" (2.57m x 2.29m)*

## **BEDROOM**

*17' 6 (Longest)" x 9' 5" (5.33m x 2.87m)*

## **SHOWER ROOM**

*7' 2" x 6' 11" (2.18m x 2.11m)*

## **CUPBOARD**

*7' 4" x 4' 8" (2.24m x 1.42m)*

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)

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

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