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2 Newhill Way, Blairgowrie, PH10 6FL

Offers Over £285,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

2 Newhill Way, Blairgowrie, PH10 6FL

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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 vibrant town set on the banks of the River Erich and is widely regarded as the gateway to Glenshee and the Cairngorms. Known for its thriving community and stunning surroundings, Blairgowrie offers a great selection of shops, cafés, restaurants, and leisure facilities, along with highly regarded schools.

The town is popular with outdoor enthusiasts, offering easy access to walking, cycling, skiing at Glenshee, and world-class golf courses. Excellent road links connect Blairgowrie to Perth, Dundee, and further afield, making it a convenient base for commuters. Housing ranges from traditional stone villas and cottages to modern family homes, appealing to a wide range of buyers.





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Property Summary

Situated within a popular and well-established residential area of Blairgowrie, this attractive four-bedroom detached home offers spacious, well-planned accommodation ideal for modern family living.

Finished in a contemporary style and benefiting from quality features throughout, the property combines comfort, practicality, and excellent outdoor space.

A welcoming entrance hall sets the tone for the home and benefits from underfloor heating, which continues through the kitchen/dining area, utility room and W.C., providing an added level of everyday comfort. The lounge is bright and generously proportioned, featuring a fitted media wall as a stylish focal point, along with useful under-stair storage to keep living space clutter-free.

The heart of the home is the spacious kitchen and dining area, designed for both family life and entertaining, with a natural flow into the adjoining utility room and convenient ground-floor W.C.

Upstairs, there are four well-sized bedrooms, including a comfortable principal bedroom with en-suite shower room, alongside a modern family bathroom serving the remaining rooms. The layout offers flexibility for growing families, home working, or guests.

Externally, the property enjoys a single garage and driveway parking to the front. To the rear, a patio area provides an ideal spot for outdoor seating and dining, leading up to an elevated lawn that offers a pleasant, private space for children, pets, or gardening.



Key property features

- ✓ Underfloor heating
- ✓ Media wall in lounge
- ✓ 4 double bedrooms
- ✓ Ideal family home
- ✓ Close to local amenities
- ✓ Modern build
- ✓ Smeg appliances in kitchen
- ✓ Single garage
- ✓ Solar panels
- ✓ Immaculately presented













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

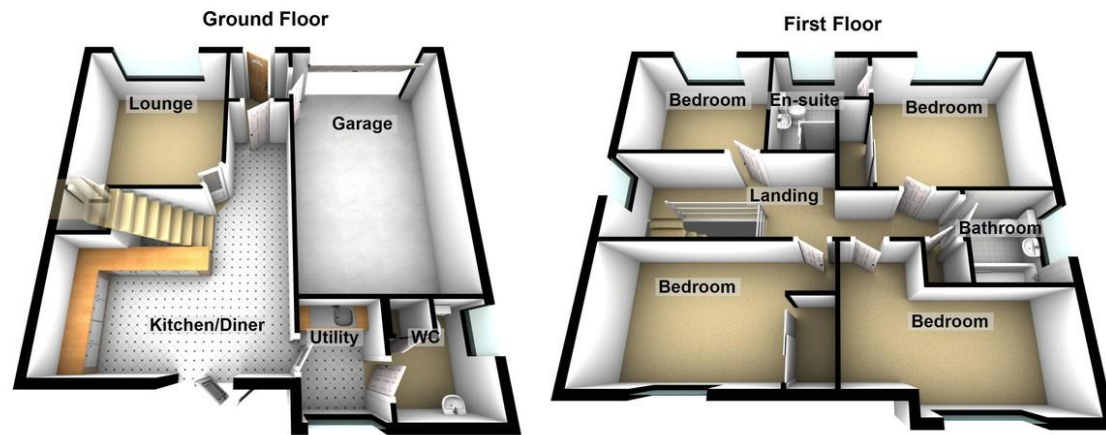
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

VESTIBULE

5' 7" x 5' 4" (1.7m x 1.63m)

LOUNGE

12' 7" x 12' 4" (3.84m x 3.76m)

KITCHEN/DINER

16' 4" x 10' 4" (4.98m x 3.15m)

UTILITY ROOM

7' 5" x 4' 2" (2.26m x 1.27m)

WC

7' 5" x 5' 6" (2.26m x 1.68m)

BEDROOM

11' 2" x 10' 1" (3.4m x 3.07m)

ENSUITE

7' x 5' 3" (2.13m x 1.6m)

BEDROOM

13' 2" x 10' 5" (4.01m x 3.18m)

BEDROOM

13' x 10' 1" (3.96m x 3.07m)

BEDROOM

9' 2" x 8' 6" (2.79m x 2.59m)

BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m)

GARAGE

20' x 9' 8" (6.1m x 2.95m)

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

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