

# Buy your next home with Next Home

Leading Perthshire Estate Agency

15 McLaren Park, Blairgowrie, PH10 6US

Offers Over £190,000

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**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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15 McLaren Park, Blairgowrie, PH10 6US

Many thanks for your interest with 15 McLaren Park, Blairgowrie, PH10 6US.

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 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.



# Property Summary

Next Home are delighted to bring to the market this well-maintained three bedroom end-terraced home set within a popular and family-friendly area.

The property offers bright, well-proportioned accommodation throughout and is presented in excellent order, making it ideal for a range of buyers.

On the ground floor, the spacious lounge provides a welcoming space to relax, while the modern kitchen and dining area offers great functionality for everyday living and entertaining, with direct access out to the rear garden.

Additionally there is w/c for convenience.

Upstairs, there are three bedrooms, all well presented and with built in storage along with a contemporary family bathroom.

.Externally, the property benefits from a lovely, well-kept garden, offering a great balance of lawn and patio space, perfect for enjoying the warmer months.

To the front, there is off-street parking along with the added bonus of an EV charging point.





# Key property features

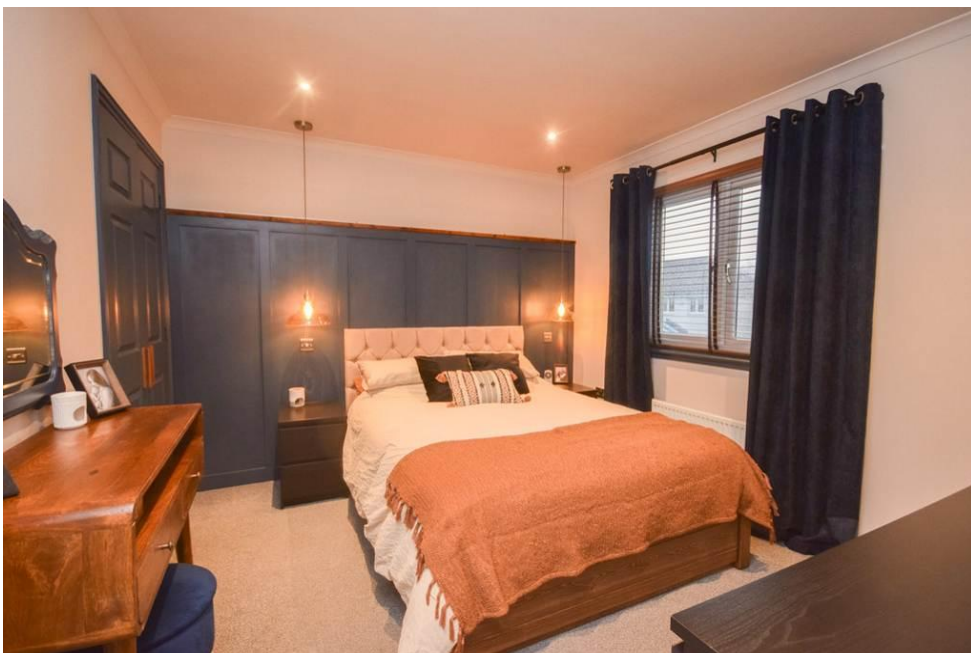
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- ✓ Ideal for first time buyers
- ✓ Immaculately presented
- ✓ EV Charger
- ✓ Close to local amenities
- ✓ Popular residential area
- ✓ Pergola in garden
- ✓ Spacious lounge
- ✓ Good storage
- ✓ Wired for solar panels
- ✓ 2 parking spaces















# Have a property to sell?

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

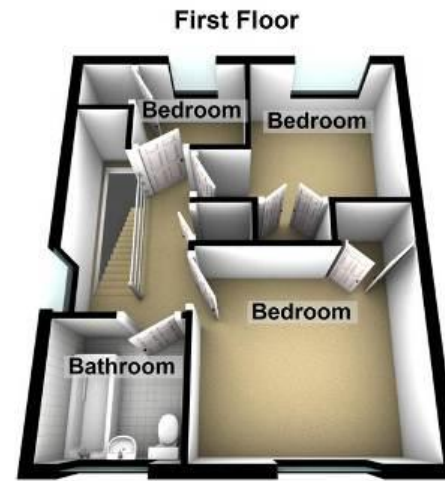
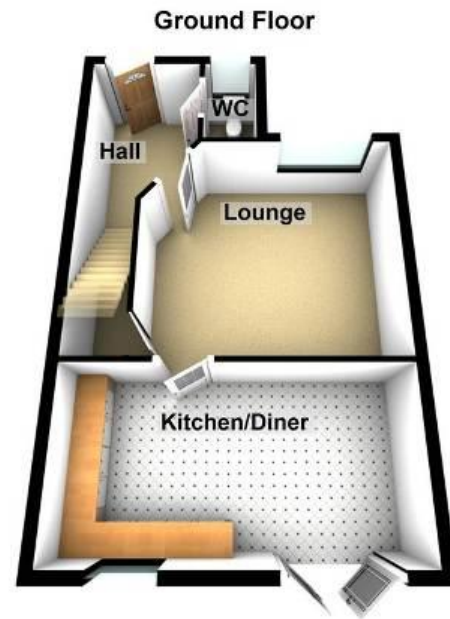


## NEXTHOME

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# Floorplans

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# Property Room sizes

## HALL

8' 6" x 4' 3" (2.59m x 1.3m)

## W/C

5' 4" x 4' 6" (1.63m x 1.37m)

## LOUNGE

15a' x 13' 7" (4.57m x 4.14m)

## KITCHEN/DINER

18' 9" x 8' 9" (5.72m x 2.67m)

## BEDROOM

11' 7" x 10' 4" (3.53m x 3.15m)

## BEDROOM

11' 6" x 9' 3" (3.51m x 2.82m)

## BEDROOM

7' x 7' (2.13m x 2.13m)

## BATHROOM

7' 4" x 6' 6" (2.24m x 1.98m)

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)

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