

Buy your next home with Next Home

Leading Perthshire Estate Agency

26 William Street, Blairgowrie, PH10 6BQ

Offers Over £160,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

26 William Street, Blairgowrie, PH10 6BQ

Many thanks for your interest with 26 William Street, Blairgowrie, PH10 6BQ.

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.

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 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

Next Home are delighted bring to the market this traditional three-bedroom semi-detached home which offers generous accommodation across two levels and in a central Blairgowrie location.

The ground floor comprises a welcoming entrance area leading through to a spacious dining room/bedroom, offering ample room for a range of freestanding furniture. To the rear is a kitchen with good storage and workspace, a spacious lounge which could be reconfigured or opened into the kitchen to create a larger open-plan space. A modern family bathroom is also located on the ground floor.

On the upper level, the accommodation includes 2 well-proportioned bedrooms and a study.

Externally, the property benefits from a private rear garden offering excellent potential for landscaping, outdoor entertaining and for off-street parking.

Gas central heating and double glazing throughout.



Key property features

- ✓ Ideal for first time buyers
- ✓ 3 double bedrooms
- ✓ Study
- ✓ Modern bathroom
- ✓ Good sized garden
- ✓ Potential for off-street parking
- ✓ Gas central heating
- ✓ Close to local amenities
- ✓ Spacious rooms throughout
- ✓ Chain free















Have a property to sell?

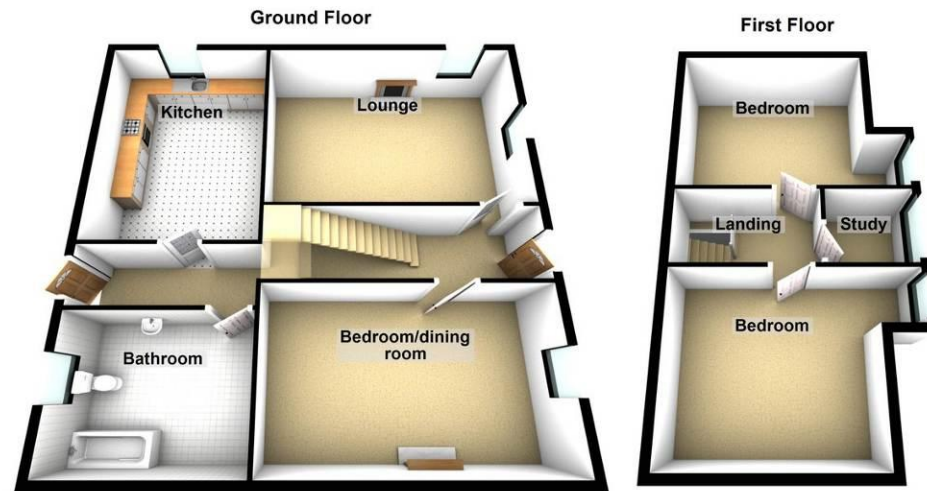
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

HALL

15' 2" x 6' 8" (4.62m x 2.03m)

LOUNGE

15' 7" x 10' 4" (4.75m x 3.15m)

KITCHEN

13' 9" x 9' 5" (4.19m x 2.87m)

SITTING ROOM/BEDROOM

16' 1" x 10' 7" (4.9m x 3.23m)

BATHROOM

10' x 9' 2" (3.05m x 2.79m)

BEDROOM

14' 1" x 11' 1" (4.29m x 3.38m)

BEDROOM

14' x 10' 2" (4.27m x 3.1m)

STUDY

6' 6" x 6' 4" (1.98m 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.



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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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