

# Buy your next home with Next Home

Leading Perthshire Estate Agency

North Cottage , Parkhill Road, Rattray, Blairgowrie, PH10 7DS

Offers Over £TBC

**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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PH10 7DS

Many thanks for your interest with North Cottage , Parkhill Road, Rattray, Blairgowrie, PH10 7DS.

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

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Next Home are delighted to bring to the market this two-bedroom detached cottage which offers an excellent opportunity for renovation and development, with great potential to create a charming home in a desirable location.

The property opens with an entrance porch leading into a central hallway, which provides access to all accommodation.

The lounge is well-proportioned and benefits from a built-in cupboard. The galley-style kitchen offers practical workspace along with two useful storage cupboards. There are two double bedrooms, both featuring built-in storage.

A notable feature of the property is the large attic space, which has already been sectioned into rooms, offering excellent scope for further development or extension, subject to the necessary consents.

Externally, the property benefits from off-street parking. The front garden is mainly laid to lawn and includes a summer house, while an additional outbuilding to the side provides further storage or potential for a variety of uses.



# Key property features

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- ✓ Ideal for a project
- ✓ Potential to extend into attic
- ✓ Off-street parking
- ✓ 2 double bedrooms
- ✓ Spacious lounge
- ✓ Chain free
- ✓ Large attic space
- ✓ Quiet location
- ✓ Gas central heating









# Have a property to sell?

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

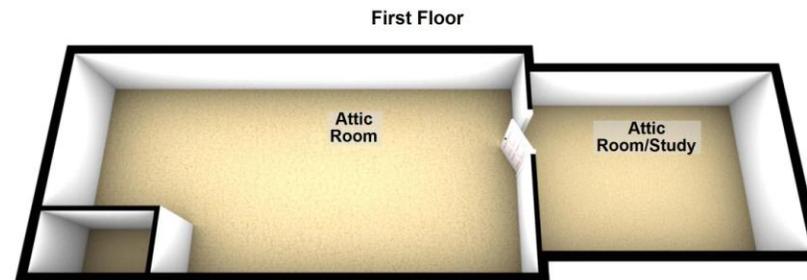
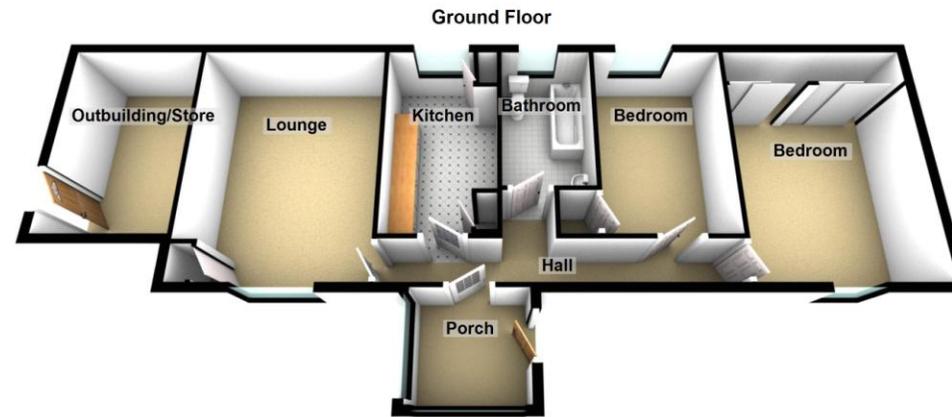


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# Floorplans

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# Property Room sizes

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**PORCH**

**HALL**

**LOUNGE**

*16' 2" x 12' 4" (4.93m x 3.76m)*

**KITCHEN**

*12' 7" x 7' 2" (3.84m x 2.18m)*

**BEDROOM**

*13' 7" x 9' 1" (4.14m x 2.77m)*

**BEDROOM**

*11' 4" x 9' 8" (3.45m x 2.95m)*

**BATHROOM**

*10' x 5' 5" (3.05m x 1.65m)*

**ATTIC ROOM**

*27' 5" x 14' 7" (8.36m x 4.44m)*

**ATTIC ROOM 2**

*13' 3" x 11' (4.04m x 3.35m)*

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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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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