



# Buy your next home with Next Home

Leading Perthshire Estate Agency

6 Wellmeadow, Blairgowrie, Perthshire, PH10 6ND

Offers Over £75,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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6ND

Many thanks for your interest in  
6 Wellmeadow, Blairgowrie, Perthshire,  
PH10 6ND.

Next Home Estate Agents dedicate  
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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.



# Property Summary

A rare opportunity to purchase this very spacious SECOND FLOOR TWO BEDROOM APARTMENT situated within Blairgowrie town centre.

The property offers well-proportioned accommodation comprising wide and welcoming hall with space for study area and large walk in cloaks cupboard housing the boiler; bright lounge with two front facing windows overlooking the Wellmeadow; dining kitchen with magnificent views over the river and fitted with integrated oven and hob and space for further appliances; master double bedroom with dual aspect windows to the front and side, again with lovely open views; second double bedroom with space for a wide range of free standing furniture; bathroom with white suite comprising WC, wash hand basin and bath with shower over and linen cupboard.

The property benefits from double glazing and gas central heating.

Early viewing is highly recommended to appreciate the quantity of accommodation on offer.



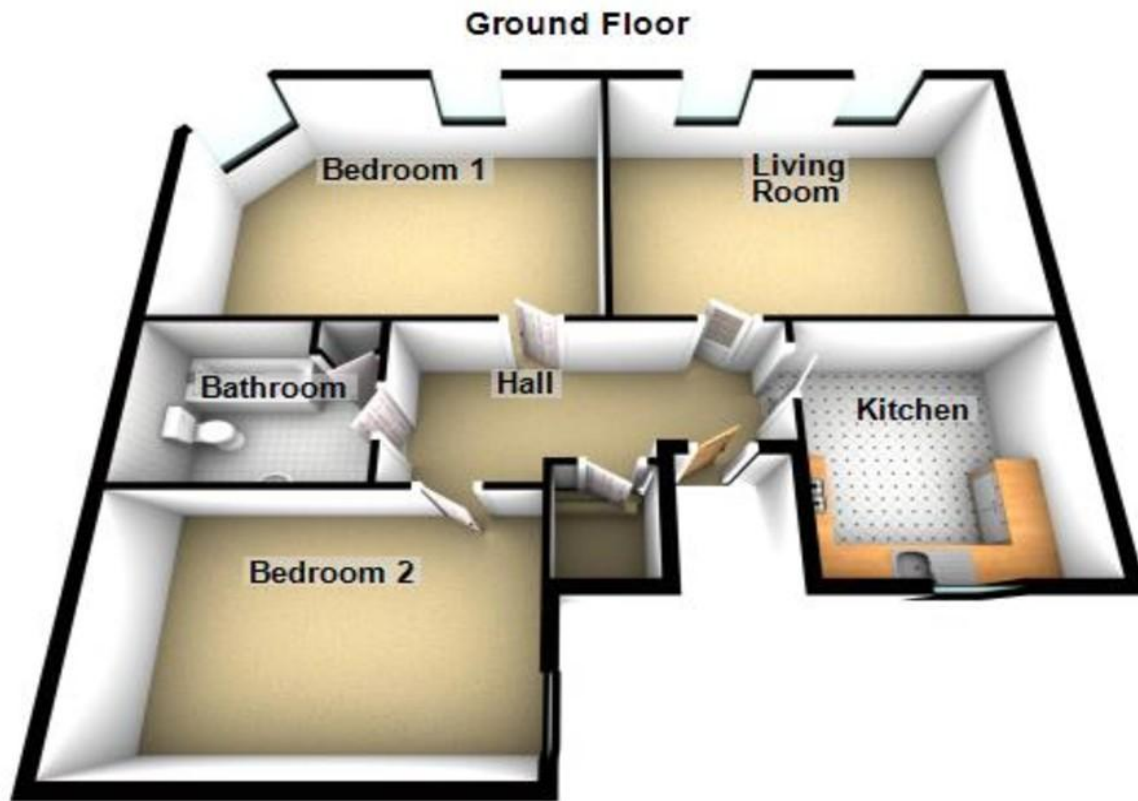
# Key property features

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- ✓ Spacious accommodation
- ✓ Bright lounge
- ✓ Dining Kitchen
- ✓ 2 double bedrooms
- ✓ Lovely views
- ✓ Double glazing
- ✓ Gas Central Heating
- ✓ Excellent storage
- ✓ Central location
- ✓ Close to amenities & transport



# Floorplans





# Property Room Sizes

HALL 13' 2" X 6' 11" (4.01M X 2.11M)

LOUNGE 19' 3" X 12' 4" (5.87M X 3.76M)

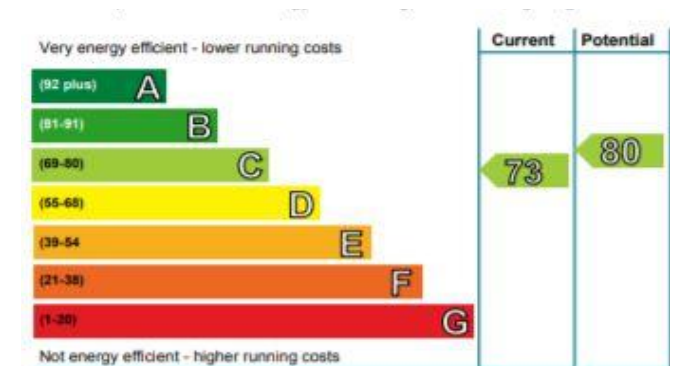
DINING KITCHEN 13' 8" X 9' 10" (4.17M X 3M)

BEDROOM 15' 0" X 13' 8" (4.57M X 4.17M)

BEDROOM 14' 10" X 12' 1" (4.52M X 3.68M)

BATHROOM 11' 0" X 6' 4" (3.35M X 1.93M)

CUPBOARD 6' 2" X 3' 2" (1.88M X 0.97M)



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 ..... 01796 54 80 14

47a Atholl Road, Pitlochry ..... 01796 54 80 14

1a James Square, Crieff ..... 01764 65 00 44

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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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