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4 Woodlands Park
Blairgowrie
PH10 6UW

Offers over
£359,500





Set within the peaceful and highly sought-after Woodlands Park area of Blairgowrie, this attractive four-bedroom bungalow offers spacious accommodation set within extensive garden grounds in a desirable quiet location, just a short walk from the town centre and convenient public transport links.

The well-proportioned accommodation comprises four bedrooms, including a principal bedroom with en-suite facilities, a generous lounge, kitchen, utility room, dining room and a family bathroom. Gas central heating and double glazing throughout.

Externally, the front garden is mainly laid to lawn with mature trees and shrubs, while a chipped driveway provides off-street parking for several vehicles. A double garage, complete with an electric front door and a convenient rear entrance leading directly into the back garden.

The attractive rear garden provides a lovely private outdoor space, mainly laid to lawn with a mature tree woodland area to attract the local wildlife. The rest of the garden benefits from a patio area, garden shed and a rotary dryer.

Early viewing is highly recommended to fully appreciate what the bungalow has to offer.

Lounge 5.43m x 4.05m (17'10" x 13'3")

Kitchen 3.16m x 2.96m (10'4" x 9'9")

Utility Room 2.19m x 1.58m (7'2" x 5'2")

Dining Room 5.12m x 4.14m (16'10" x 13'7")

Bedroom One 3.94m x 2.84m (12'11" x 9'4")

Bedroom Two 4.04m x 2.79m (13'3" x 9'2")

Bedroom Three 3.16m x 2.96m (10'4" x 9'9")

Bedroom Four 2.96m x 2.36m (9'9" x 7'9")

En Suite 2.41m x 1.37m (7'11" x 4'6")

Shower Room 3.16m x 1.66m (10'4" x 5'5")

Garage 5.53m x 5.45m (18'2" x 17'11")



■ 4 Bedrooms

■ En Suite

■ Kitchen

■ Dining Room

■ Hall

■ Garage

■ Close to Public Transport

■ Good Size Garden

■ Council Tax Band F

■ EPC Rating C

4x  2x  2x 







Directions: what3words ///nest.hardly.sprinting

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodesolicitors.co.uk
www.hodesolicitors.co.uk

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