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12 Rosemount Park  
Blairgowrie  
PH10 6TZ

Offers over  
**£289,500**



This immaculately presented detached bungalow offers well-proportioned accommodation with easily maintained gardens, driveway, carport and a garage.

Situated in a peaceful residential area, close to a local store and within a short distance of Blairgowrie town centre amenities, early viewing is essential.

The accommodation comprises: entrance vestibule, hallway, lounge, dining kitchen, three bedrooms (1 en-suite) and a bathroom.

The property benefits from gas central heating and double glazing.

(Please note all blinds are included in the sale.  
Curtains are all excluded.)

Externally the tarmac driveway leads to the attached garage which is fully insulated, has central heating, hot and cold water, power and light and a side pedestrian access door leading to the rear garden. The front garden has an area of gravel and borders planted with a selection of shrubs and ornamental trees.

The enclosed rear garden can be accessed from patio doors in bedroom three and is mainly laid to lawn with paved pathways, borders of shrubs, a drying area, shed and a summerhouse. (Please note the greenhouse is not included in the sale.)



**Lounge** 4.80m x 3.81m (15'9" x 12'6")

**Dining Kitchen** 4.82m x 3.96m (15'10" x 12'12")

**Bedroom One** 3.68m x 3.39m (12'1" x 11'1")

**En Suite** 2.84m x 1.38m (9'4" x 4'6")

**Bedroom Two** 3.39m x 2.85m (11'1" x 9'4")

**Bedroom Three** 3.40m x 2.47m (11'2" x 8'1")

**Bathroom** 2.41m x 1.68m (7'11" x 5'6")

**Summerhouse** 2.73m x 2.28m (8'11" x 7'6")



- 3 Bedrooms (1 x en suite)
- Lounge
- Dining Kitchen
- Bathroom
- GCH & DG
- Fully Enclosed Rear Garden
- Summer House
- Shed & Greenhouse
- Council Tax Band D
- EPC C

3x 2x 1x



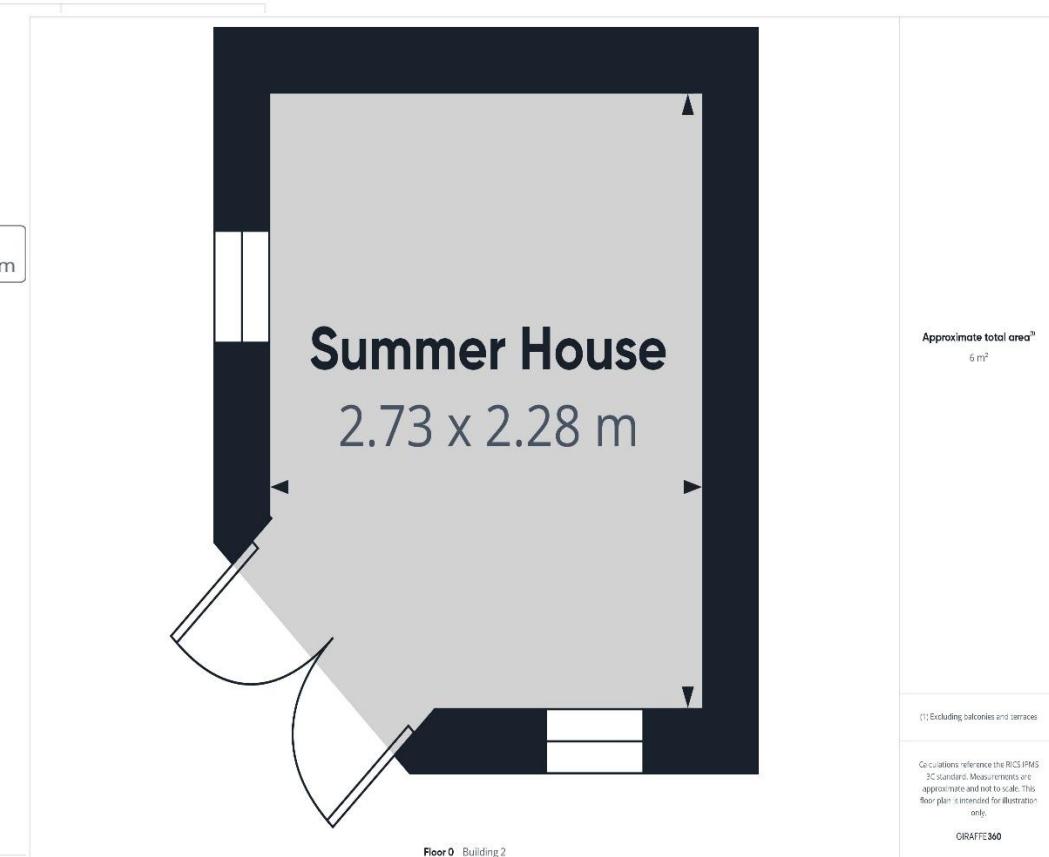




**Directions:** Leaving Blairgowrie on the A923 Coupar Angus Road, on reaching the local Green's store turn left into Manor Gardens. Continue straight ahead and follow the road into Rosemount Park where the property can be found on the left and be identified by our for sale board.



**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

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