

property@hodge



17 Park Drive  
Blairgowrie  
PH10 6PH

Offers over  
**£104,995**





Situated in a popular residential area of Blairgowrie, this appealing one-bedroom bungalow offers comfortable accommodation all on one level and is presented in move in condition.

The property comprises an entrance vestibule, lounge, kitchen, hallway, double bedroom and bathroom. Additional features include double glazing and partial electric heating.

Externally, the property enjoys enclosed garden areas to both the front and rear, together with residents' parking conveniently located nearby.

Blairgowrie is a popular market town surrounded by attractive countryside, offering a pleasant setting with a range of local amenities. Both Perth and Dundee can be reached in around 30 minutes by car, making the town well placed for access to larger shopping and leisure facilities. The property is conveniently located close to a Tesco superstore, local shops, cafés and a variety of eateries, ensuring everyday essentials are readily accessible.

Offering well presented, easily managed accommodation, this property is ideally suited to a range of buyers, including first time buyers, those looking to downsize or those seeking a peaceful retirement home.

**Living Room** 4.13m x 3.37m (13'7" x 11'1")

**Kitchen** 3.47m x 2.13m (11'5" x 6'12")

**Bedroom** 3.20m x 2.45m (10'6" x 8'0")

**Bathroom** 2.12m x 1.74m (6'11" x 5'9")



- One Bedroom
- Living Room
- Kitchen
- Bathroom
- Partial Electric Heating & DG
- Fully Enclosed Garden
- Garden Shed
- Cul de Sac Location
- Council Tax Band A
- EPC E

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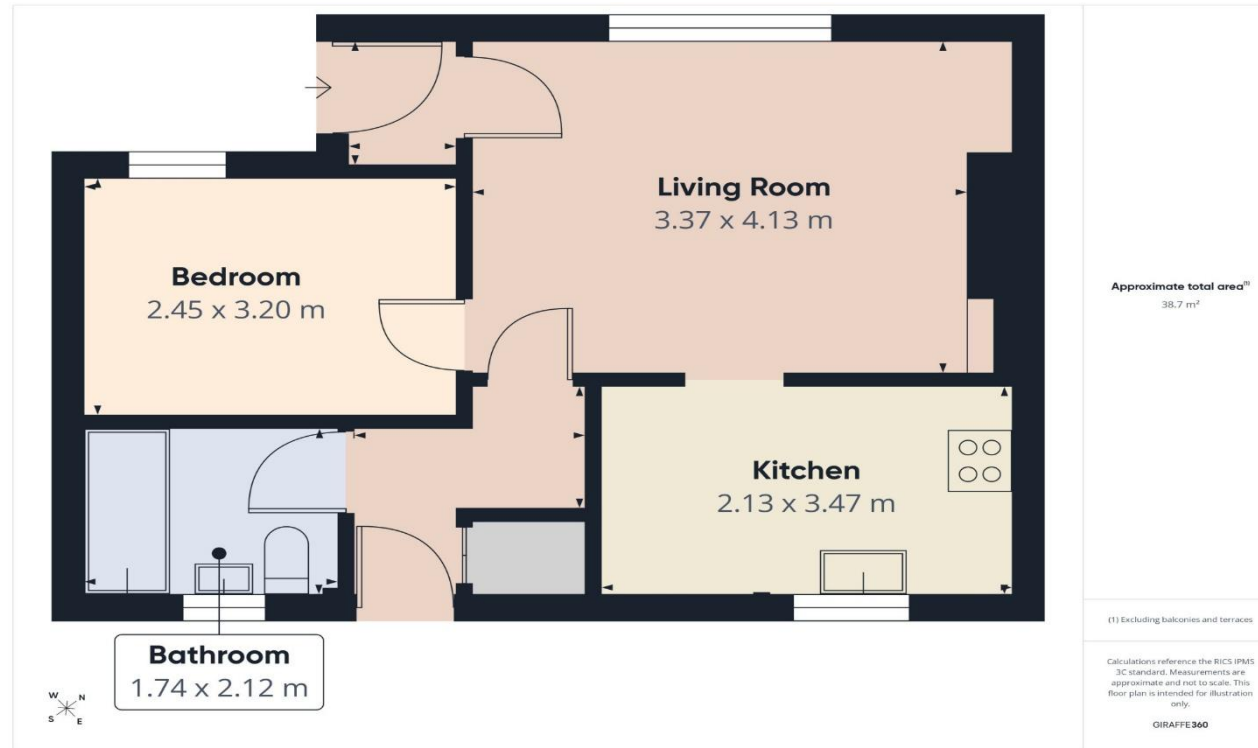




Directions: what3words///continues.holly.latitudes

**Viewing Arrangements:**

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment. Alternatively, the Perthshire Solicitors Property Centre will be happy to arrange your viewing, Please telephone 01738 635301



**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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