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18 Rowan Avenue  
Blairgowrie  
PH10 6XA

Quarter Share

Offers over  
£49,250









Situated within a quiet cul-de-sac in a peaceful residential area, this well-presented first floor flat for over-55s is offered for sale as a one-quarter share, with a monthly management fee of £254.13 payable to Caledonia Housing Association.

The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge, dining kitchen, two well-proportioned bedrooms, and a modern shower room. The property benefits from electric storage heating and double glazing throughout.

A particular feature is the excellent storage, with two large cupboards.

Externally, the property enjoys an external store and patio area, along with access to a large shared car park, well-maintained communal gardens, and a drying area.

Offered in move-in condition, this attractive home would ideally suit those seeking comfortable, low-maintenance living in a quiet yet convenient location. Early viewing is highly recommended.

**Lounge** 3.88m x 3.77m (12'9" x 12'4")

Bright and airy with a front-facing bay window and side window. Features a decorative fireplace with marble hearth and coal-effect electric fire.

**Dining Kitchen** 3.75m x 2.73m (12'4" x 8'11")

Rear-facing window, a range of base and wall units. Space for cooker, fridge freezer and washing machine.

**Bedroom One** 3.24m x 3.17m (10'8" x 10'5")

Generous double bedroom with triple built-in wardrobes and views over the communal gardens.

**Bedroom Two** 3.11m x 2.96m (10'2" x 9'9")

Another well-proportioned bedroom, also overlooking the communal gardens.

**Shower Room** 2.07m x 1.76m (6'9" x 5'9")

Fitted with a white WC, wash hand basin, and a quadrant shower enclosure.



■ 2 Bedrooms

■ Lounge

■ Dining Kitchen

■ Shower Room

■ Electric Storage Heating

■ Double Glazing

■ Cul De Sac Location

■ Close To Public Transport

■ EPC D

■ Council Tax Band D

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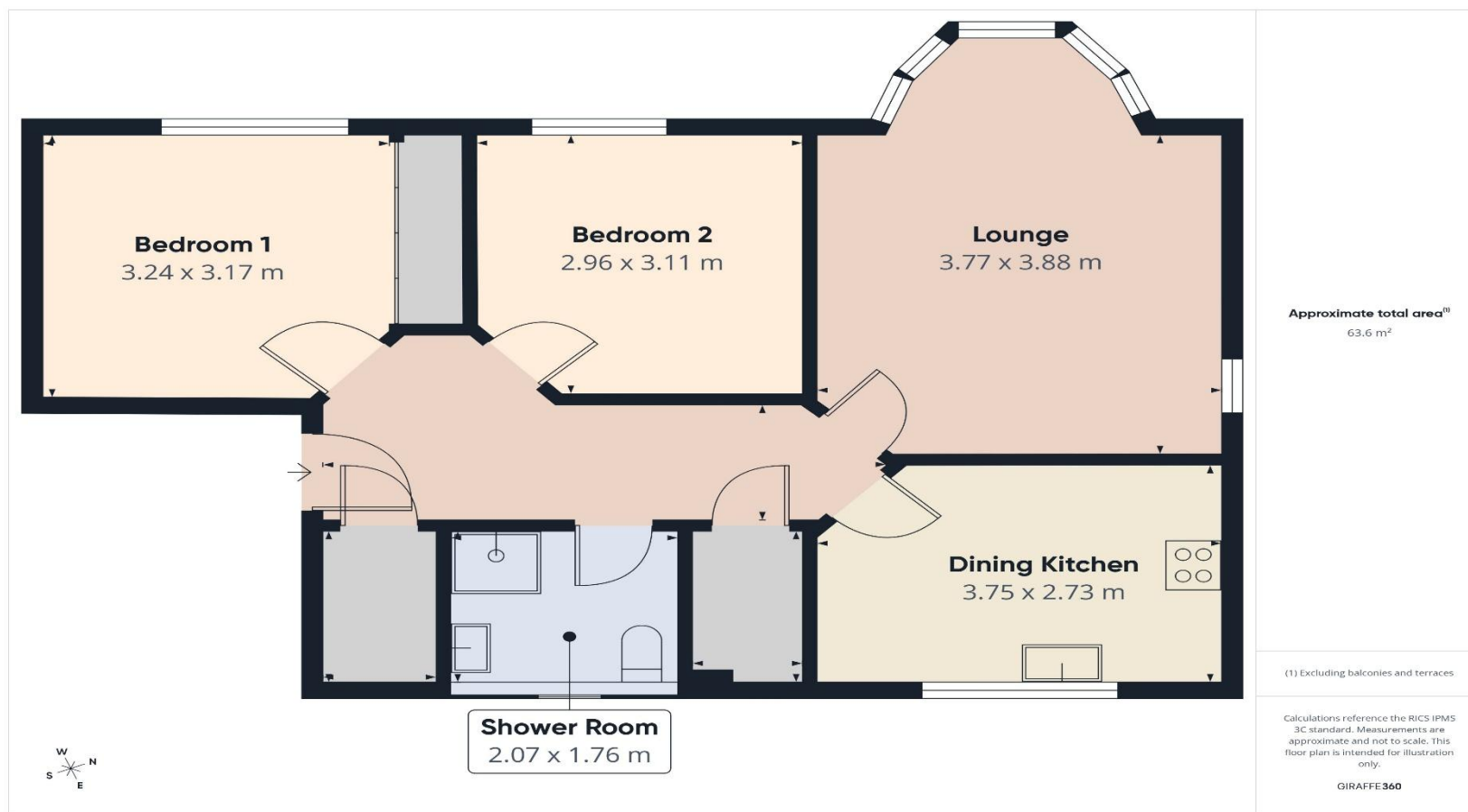






**Directions:** Arriving in to Blairgowrie on the A93, just after passing Golf Course Road on the right, take the second turning on the right into Hazelwood Road then next right into Rowan Avenue. The property can be found on the right within the cul-de-sac.

**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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