

property@hodge



2 Cedar Avenue
Blairgowrie
PH10 6TT

Offers over
£259,995



This spacious four-bedroom detached villa is located within a well-established residential area of Blairgowrie, offering an excellent opportunity for buyers seeking a family home with fantastic potential. Conveniently positioned close to transport links and just a short drive from Blairgowrie town centre, the property also lies within easy reach of both primary and secondary schools, as well as the newly developed recreation centre.

The well-proportioned accommodation comprises a welcoming entrance hallway, a generous lounge open plan to a bright family room, a kitchen, separate dining room, four bedrooms (two benefiting from en suite facilities), a W.C. cloakroom, and a family bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, the front garden features a selection of mature shrubs and a lawned area. A large chipped driveway provides parking for several vehicles and leads to a double garage with an electric roller door, which also offers convenient access to the fully enclosed rear garden via a side pedestrian door. The well-established rear garden is mainly laid to lawn with planted areas, offering a private outdoor space ideal for families.

While the property would benefit from upgrading, it presents an excellent opportunity to create a superb family home tailored to individual taste. Early viewing is highly recommended to fully appreciate the space and potential on offer.



Lounge 5.47m x 3.18m (17'11" x 10'5")

Family Room 4.13m x 3.09m (13'7" x 10'2")

Kitchen 4.59m x 2.94m (15'1" x 9'8")

Dining Room 3.49m x 3.09m (11'5" x 10'2")

Bedroom Four/Study 3.04m x 2.35m (9'12" x 7'9")

W/C 1.31m x 0.89m (4'4" x 2'11")

Bedroom One 5.41m x 3.19m (17'9" x 10'6")

Bedroom Two 5.08m x 3.10m (16'8" x 10'2")

En Suite One 3.11m x 1.80m (10'2" x 5'11")

Bedroom Three 3.25m x 2.65m (10'8" x 8'8")

En Suite Two 2.33m x 1.51m (7'8" x 4'11")

Family Bathroom 3.30m x 1.61m (10'10" x 5'3")



■ 3/4 Bedroom (2 x e/s)

■ Lounge

■ Kitchen

■ Dining Room

■ Family Bathroom

■ GCH & DG

■ Double Garage

■ Close To Public Transport

■ EPC C

■ Council Tax Band E

4x  4x  2x 

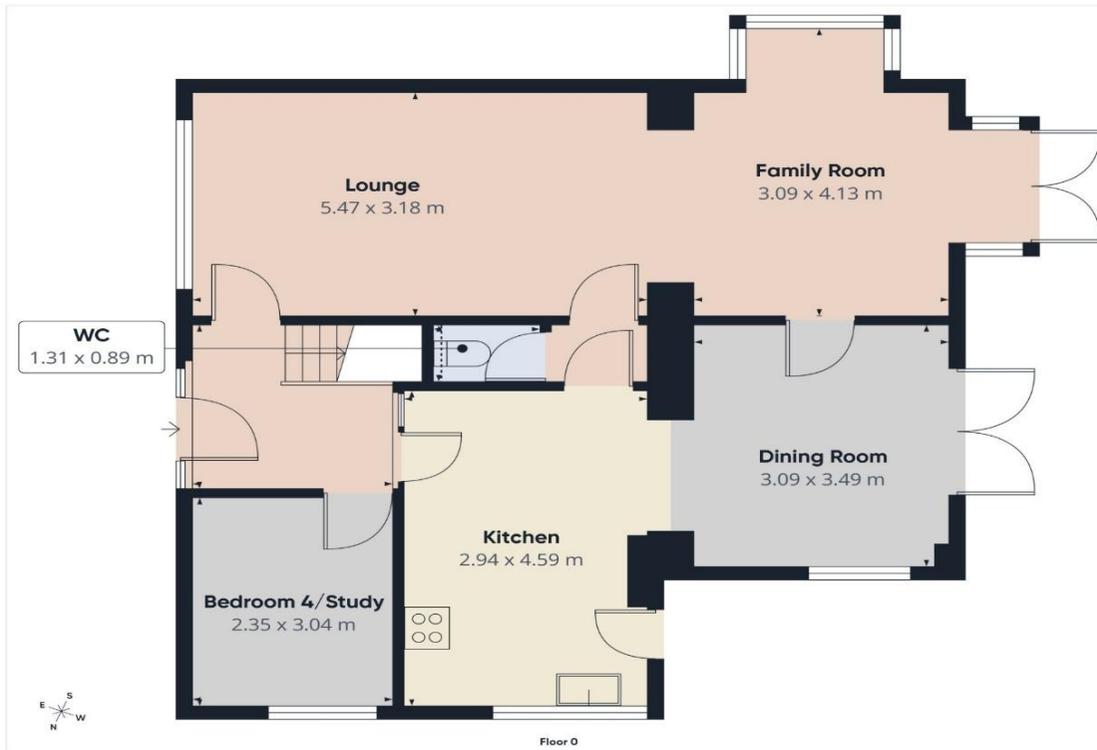






Directions: : Leaving Blairgowrie on the A923 Coupar Angus Road, pass the local Green's store then turn right on to Douglas Road. Travel to the end of this road and turn left in to Cedar Avenue, the property is the last on eon the right and can be identified by our for sale board.

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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