property@hodge

2 Petersgarth Lane
Blairgowrie
PH10 6JQ

Offers over
£204,995

Situated within a peaceful and sought-after residential area of Blairgowrie, this immaculately presented two-bedroom mid-terraced bungalow offers bright, well-proportioned accommodation throughout, complemented by a private, enclosed rear garden. The property also benefits from gas central heating and double glazing.

The accommodation comprises an entrance vestibule with useful storage cupboard, hallway, spacious lounge/diner, kitchen, sunroom, two bedrooms, one of which benefits from an en-suite wet room, and a separate bathroom.

Externally, the front garden features a monoblock pathway leading to the entrance, complemented by decorative stone chips, creating an attractive, low-maintenance outdoor space. The rear garden offers a private and enclosed setting, ideal for relaxing or entertaining, with a paved pathway, areas mainly laid with decorative stone chips and shrubs, providing a further low-maintenance garden. The property also benefits from shared residents' parking and a garage situated within a block opposite the property.

Blairgowrie offers an excellent range of local amenities, including shops, cafés, restaurants and leisure facilities, together with primary and secondary schools within easy walking distance. The town is particularly popular with outdoor enthusiasts, offering easy access to scenic walking and cycling routes, skiing at Glenshee and a selection of renowned golf courses.

Excellent road links provide convenient access to Perth, Dundee and beyond, making Blairgowrie an ideal location for those seeking a peaceful residential setting with a wide range of amenities close at hand.

Early viewing is highly recommended to fully appreciate the generous proportions, peaceful setting and desirable location this bungalow has to offer.

Lounge/Diner 6.37m x 4.05m (20'11" x 13'3")

Kitchen 3.60m x 2.58m (11'10" x 8'6")

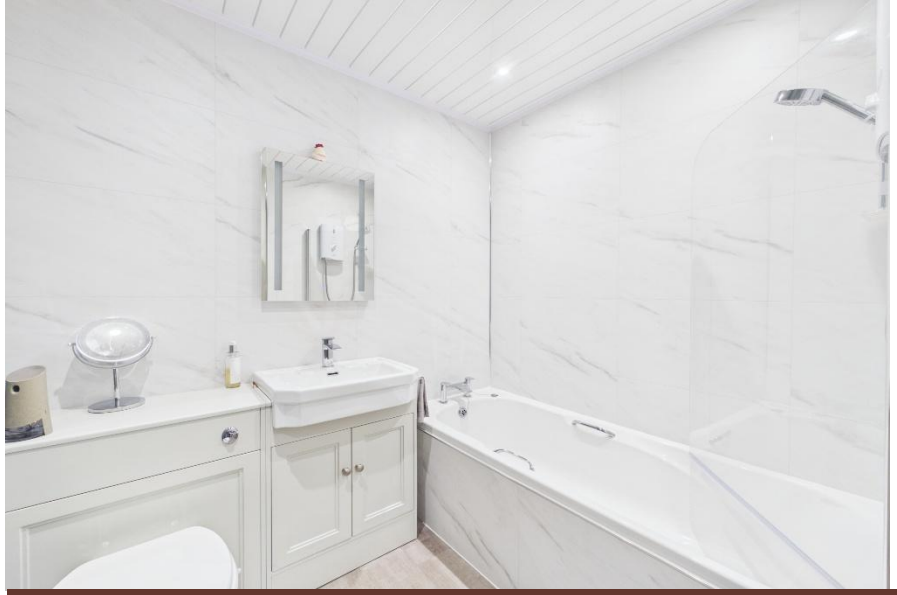
Sunroom 3.03m x 1.81m (9'11" x 5'11")

Bedroom One 3.60m x 1.96m (11'10" x 6'5")

En Suite Wet Room 1.68m x 1.59m (5'6" x 5'3")

Bedroom Two 3.03m x 2.97m (9'11" x 9'9")

Bathroom 2.46m x 2.04m (8'1" x 6'8")



- Lounge Diner
- Kitchen
- 2 Bedrooms
- En Suite Wet Room
- Bathroom
- GCH & DG
- Shops & Amenities Nearby
- Fully Enclosed Rear Garden
- Council Tax Band C
- EPC C

2x 2x 1x

Directions:///discussed.inflamed.vented

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.

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