

property@hodge



31 McLaren Park  
Blairgowrie

PH10 6US

Home Report Value £310,000

Offers over  
**£299,995**



Located in a popular residential area, this extended and modernised four bedroom, three bathroom detached family home offers well-proportioned family accommodation with a manageable garden and driveway for 2 cars.

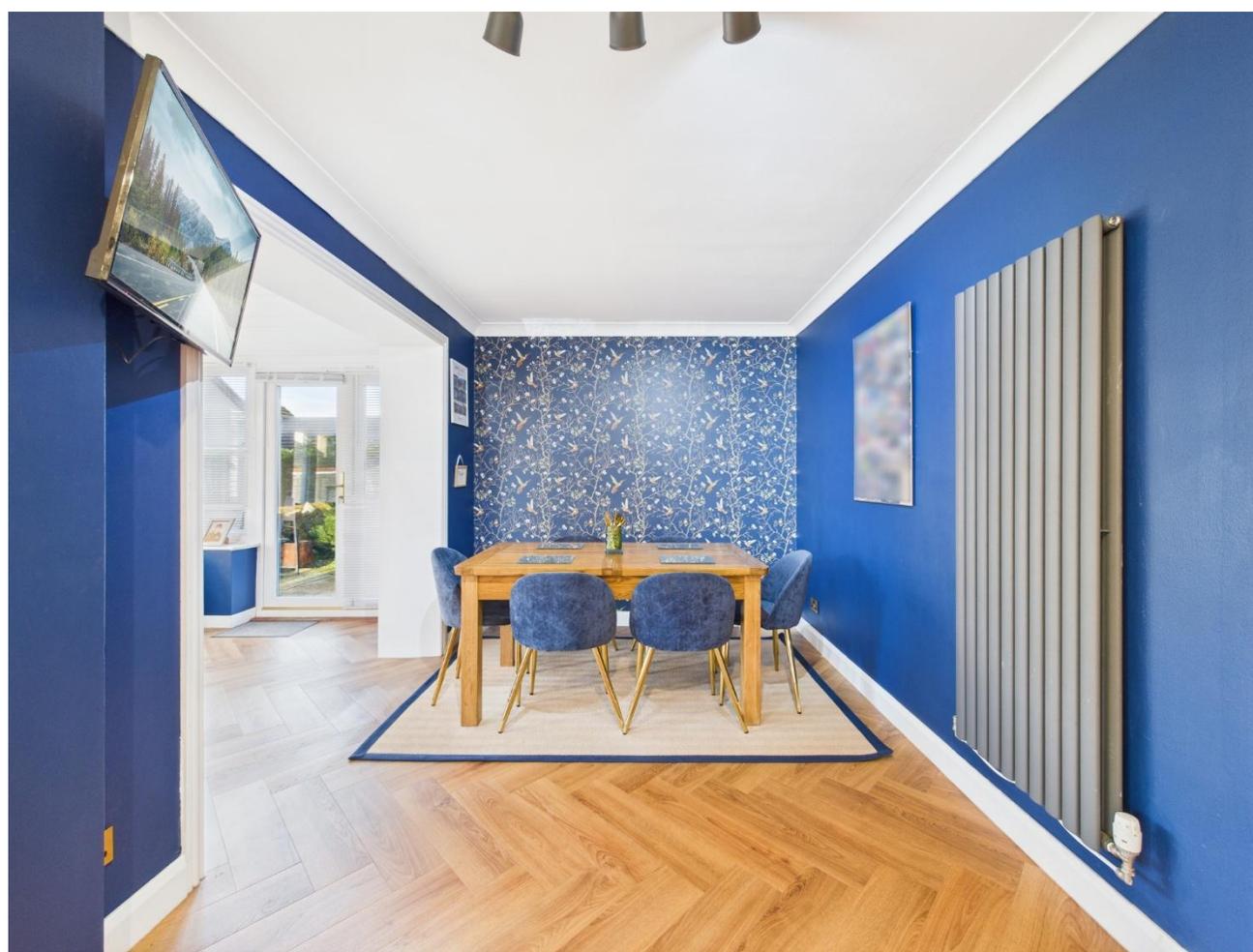
Set within a quiet cul-de-sac in a development of only 38 houses this property has been updated and extended since built in 2007.

Situated within a short distance of both primary and secondary schools and the new recreation centre.

The accommodation comprises: entrance porch, lounge, Kitchen dining open plan to the sun room (with newly installed roof insulation to allow year round use) utility room, boot room, w.c. cloakroom, four bedrooms (1 en-suite) and a family shower room.

The property benefits from gas central heating and Everest double glazing.

A lovely family home, offered in move-in condition with early viewing recommended.



**Lounge** 5.25m x 3.43m (17'3" x 11'3")

**Kitchen** 8.20m x 2.55m (26'11" x 8'4")

**Sunroom** 5.88m x 3.91m (19'3" x 12'10")

**Utility Room** 3.28m x 2.53m (10'9" x 8'4")

**W.C Cloakroom** 1.64m x 0.89m (5'5" x 2'11")

**Boot Room** 2.54m x 1.47m (8'4" x 4'10")

**Bedroom 1** 4.04m x 3.56m (13'3" x 11'8")

**Ensuite** 1.79m x 1.37m (5'10" x 4'6")

**Bedroom 2** 3.42m x 2.63m (11'3" x 8'8")

**Bedroom 3** 3.18m x 2.65m (10'5" x 8'8")

**Bedroom 4** 3.26m x 2.52m (10'8" x 8'3")

**Shower Room** 2.20m x 1.68m (7'3" x 5'6")



■ 4 Bedrooms (1 x en suite)

■ Lounge

■ Family Bathroom

■ Conservatory

■ GCH & DG

■ Close To Schools

■ Modern Development

■ Move In Condition

■ Council Tax Band E

■ EPC C

4x  2x  3x 



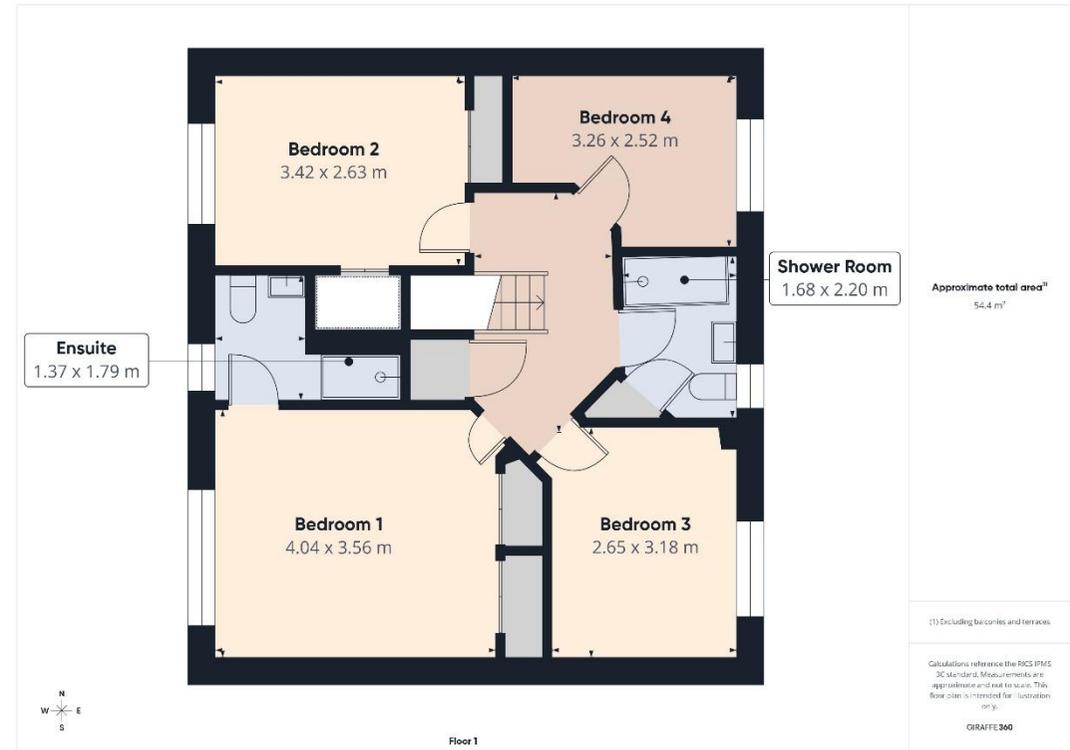




**Directions:** From Blairgowrie Wellmeadow, travel up Gas Brae and continue ahead at the mini roundabout. On reaching the traffic lights, turn right in to Emma Street and continue to the top, then turn left on to Beeches Road. Take the next junction on the right signposted Berrydale Road and continue ahead. Just before the mini roundabout turn right into McLaren Park, continue to the end of the street into the last cul-de-sac where the property 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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