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31 McLaren Park
Blairgowrie

PH10 6US

Home Report Value £310,000

Offers over
£299,995



Ideally situated within easy walking distance of both local schools and the new recreation centre, 31 McLaren Park is a beautifully presented, extended and modernised four-bedroom, three-bathroom detached family home, offering spacious and versatile accommodation in a sought-after residential setting.

Occupying a peaceful position within a quiet cul-de-sac of just 38 homes with no through traffic, the property provides a safe and tranquil environment, ideal for families. Since its construction in 2007, the home has been thoughtfully updated and extended to create exceptional living space, perfectly suited to modern family life.

The generous ground floor accommodation has been designed with both everyday living and entertaining in mind. At its heart is a superb open-plan kitchen and dining area flowing seamlessly into the bright and spacious sun room, which benefits from newly installed roof insulation, allowing comfortable year-round use. A separate lounge provides an inviting space to relax, while the practical utility room, boot room and WC cloakroom add to the home's excellent functionality. Upstairs, there are four bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family shower room.

The property offers excellent storage throughout, with the utility room and separate boot room providing invaluable space for busy family life. Further benefits include gas central heating, Everest double glazing throughout, and a private driveway providing off-street parking for three vehicles.



Outdoor enthusiasts will appreciate the property's superb location, with picturesque woodland walks and beautiful bluebell woods just a five-minute stroll away, offering wonderful opportunities for walking, running and dog exercising.

The enclosed rear garden enjoys a sunny aspect throughout the day, creating an ideal setting for outdoor dining, entertaining or simply relaxing during the warmer months, while remaining easily manageable for day-to-day maintenance.

Presented in true move-in condition, this outstanding family home combines spacious, contemporary accommodation with a peaceful location and excellent local amenities. Viewing is highly recommended to fully appreciate everything this property has to offer.

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)
- Separate Lounge
- New Shower Room
- Move in Condition
- GCH & DG
- Close To Both Schools
- Modern Development
- Conservatory with Winter Roof
- Council Tax Band E
- EPC C

4x  3x  2x 



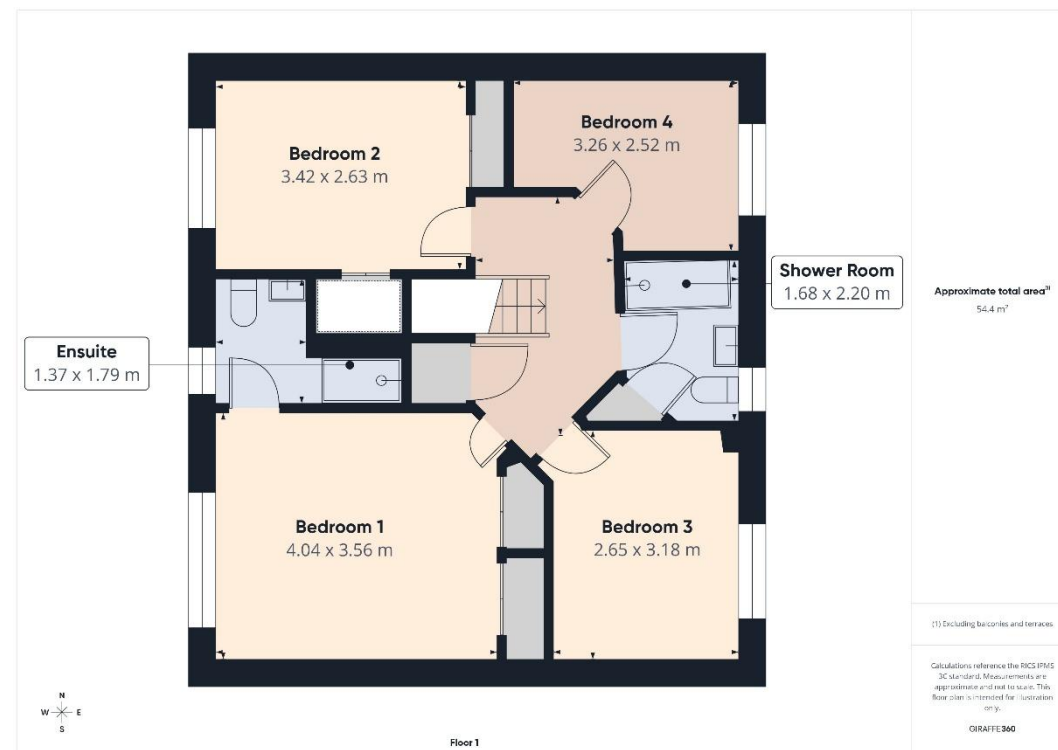




Directions: From Blairgowrie Wellmeadow, travel up Gas Brae and continue ahead at the mini roundabout. On reaching the traffic lights, turn right in to Emma Street and continue to the top, then turn left on to Beeches Road. Take the next junction on the right signposted Berrydale Road and continue ahead. 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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