

property@hodge



6 McLaren Park
Blairgowrie
PH10 6US

Offers over
£294,995



Situated within a highly sought-after residential area, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Benefiting from a fully enclosed rear garden, single garage and driveway parking for two vehicles, the property is presented in move-in condition.

The accommodation comprises an entrance hallway, a bright and spacious lounge, contemporary dining kitchen, rear lounge/sunroom, utility room, and a convenient ground floor WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

The recently upgraded kitchen and utility room have been finished to a high standard and feature a range of integrated appliances, all still under warranty, including a single electric oven, induction hob, dishwasher and fridge freezer.

Externally, the property enjoys an area of lawn to the front, while a mono-block driveway leads to the single garage, complete with power, lighting and an up-and-over door. The enclosed rear garden is mainly laid to lawn and is perfect for outdoor entertaining and family use.

Ideally located within easy reach of both primary and secondary schooling, as well as the local recreation centre and amenities.

Included in the sale are all floor coverings, light fittings, blinds and curtains. Please note the washing machine is excluded from the sale.



Lounge 5.12m x 3.43m (16'10" x 11'3")
Kitchen/Dining 3.66m x 2.58m (12'0" x 8'6")
Kitchen 3.56m x 2.63m (11'8" x 8'8")
Laundry Room 1.74m x 1.64m (5'9" x 5'5")
W.C Cloakroom 1.64m x 0.86m (5'5" x 2'10")

Sunroom 4.76m x 4.04m (15'7" x 13'3")
Bedroom One 3.69m x 2.89m (12'1" x 9'6")
En Suite 2.02m x 1.48m (6'8" x 4'10")
Bedroom Two 3.07m x 2.64m (10'1" x 8'8")
Bedroom Three 2.60m x 2.42m (8'6" x 7'11")
Bedroom Four 2.46m x 2.32m (8'1" x 7'7")
Bathroom 3.11m x 1.67m (10'2" x 5'6")



- 4 Bedrooms
- Family Bathroom
- En Suite Shower Room
- Kitchen/Dining
- Sunroom
- GCH & DG
- Fully Enclosed Rear Garden
- Driveway for several cars
- EPC Rating TBC
- Council Tax Band E

4x  3x  2x 



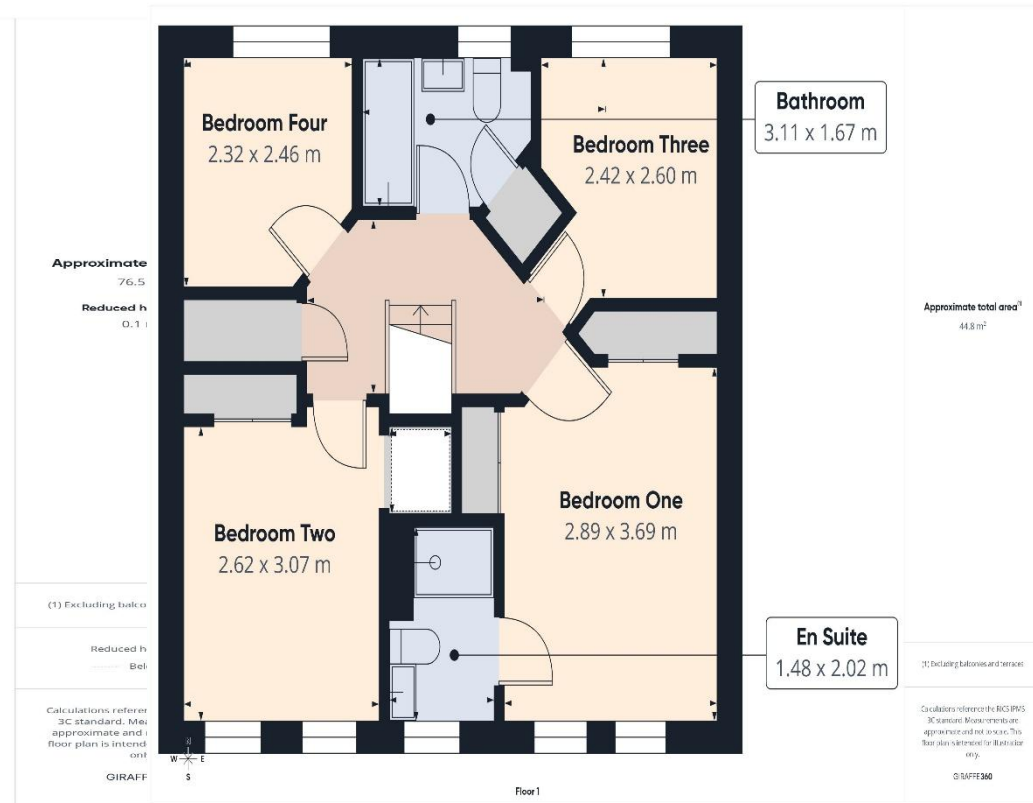




Directions: From Blairgowrie Wellmeadow, travel up Gas Brae and continue ahead at the mini roundabout. On reaching the traffic lights, turn right in to Emma Street and continue to the top, then turn left on to Beeches Road. Take the next junction on the right signposted Berrydale Road and continue ahead.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

property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodgesolicitors.co.uk
www.hodgesolicitors.co.uk

