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7 Ardblair Road
Blairgowrie
PH10 6QA

Offers over
£234,995





Situated within a peaceful residential area of Blairgowrie, this beautifully presented and recently extended three-bedroom semi-detached villa offers well-proportioned accommodation, excellent parking and impressive views across the surrounding Perthshire countryside.

The accommodation is arranged over two levels and comprises an open-plan lounge/kitchen/diner, utility room and W.C, together with three well-proportioned bedrooms. Two bedrooms are located on the first floor, while the third is conveniently situated on the ground floor and benefits from a concealed en-suite shower room. The upstairs bedrooms also feature useful storage. A recently modernised family bathroom completes the accommodation.

Having been modernised throughout, the property is presented in excellent move-in condition and provides a comfortable and flexible home suitable for a wide range of buyers.

The property enjoys a quiet setting with scenic walking routes close by, making it an ideal choice for those who enjoy walking, and the outdoors, while still being conveniently located for Blairgowrie's excellent range of local amenities.

Externally, the property benefits from enclosed front and rear gardens. The rear garden features a terraced area, providing an excellent space for outdoor dining, relaxing and enjoying the superb countryside views. A driveway provides parking for several vehicles, while a large shed offers valuable additional storage and could be utilised for a variety of purposes.

Blairgowrie town centre is just a short drive away and offers a good selection of shops, supermarkets and everyday amenities. Local primary and secondary schools, along with the new leisure centre, are also within easy reach. The town boasts a variety of sports clubs and cultural organisations, while Rosemount Golf Course is situated nearby.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space, views and peaceful setting this property has to offer.

Kitchen/Dining Area 6.17m x 3.84m (20'3" x 12'7")

Lounge 3.84m x 3.78m (12'7" x 12'5")

Utility Room 2.65m x 2.55m (8'8" x 8'4")

Bedroom One 3.53m x 2.99m (11'7" x 9'10")

En suite 3.20m x 0.79m (10'6" x 2'7")

Bedroom Two 3.87m x 3.04m (12'8" x 9'12")

Bedroom Three 3.70m x 2.66m (12'2" x 8'9")

Bathroom 1.92m x 1.69m (6'4" x 5'7")



■ 3 Bedrooms (1 E/S)

■ Family Bathroom

■ Open plan lounge/kitchen

■ GCH & DG

■ Driveway for several cars

■ Fully Enclosed Garden

■ Close to Public Transport

■ Cul de Sac Location

■ Council Tax Band B

■ EPC Rating C

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Directions: [what3words///grumble.petulant.married](https://www.what3words.com/grumble.petulant.married)

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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