

property@hodge



7 Drummond Road
Blairgowrie
PH10 6PD

Offers over
£289,995





This spacious, detached bungalow with well-proportioned rooms, double garage, attractive gardens and a large driveway is located in a much sought after residential area within a short drive of Blairgowrie town centre.

The property comprises: entrance vestibule, hallway with three storage cupboards, front facing lounge, dining room, kitchen, utility room, sunroom, three bedrooms, W.C cloakroom and family bathroom. The property benefits from gas central heating and double glazing.

The front garden is laid to lawn and stocked with a lovely selection of shrubs providing all year interest. The well-proportioned driveway leads to the double garage, which has power, two up and over doors and a pedestrian door to the rear. The rear garden is fully enclosed and is mainly laid to lawn with areas of planting, some trees and a mono blocked patio area.

Early viewing is recommended to appreciate both the property and garden of this bungalow.

Lounge 5.56m x 4.16m (18'3" x 13'8")

Kitchen 3.52m x 3.24m (11'7" x 10'8")

Dining Room 3.47m x 3.27m (11'5" x 10'9")

Sun Room 3.43m x 3.38m (11'3" x 11'1")

Utility Room 2.93m x 1.70m (9'7" x 5'7")

W. C 1.66m x 1.39m (5'5" x 4'7")

Bedroom 1 4.00m x 3.27m (13'1" x 10'9")

Bedroom 2 3.71m x 2.87m (12'2" x 9'5")

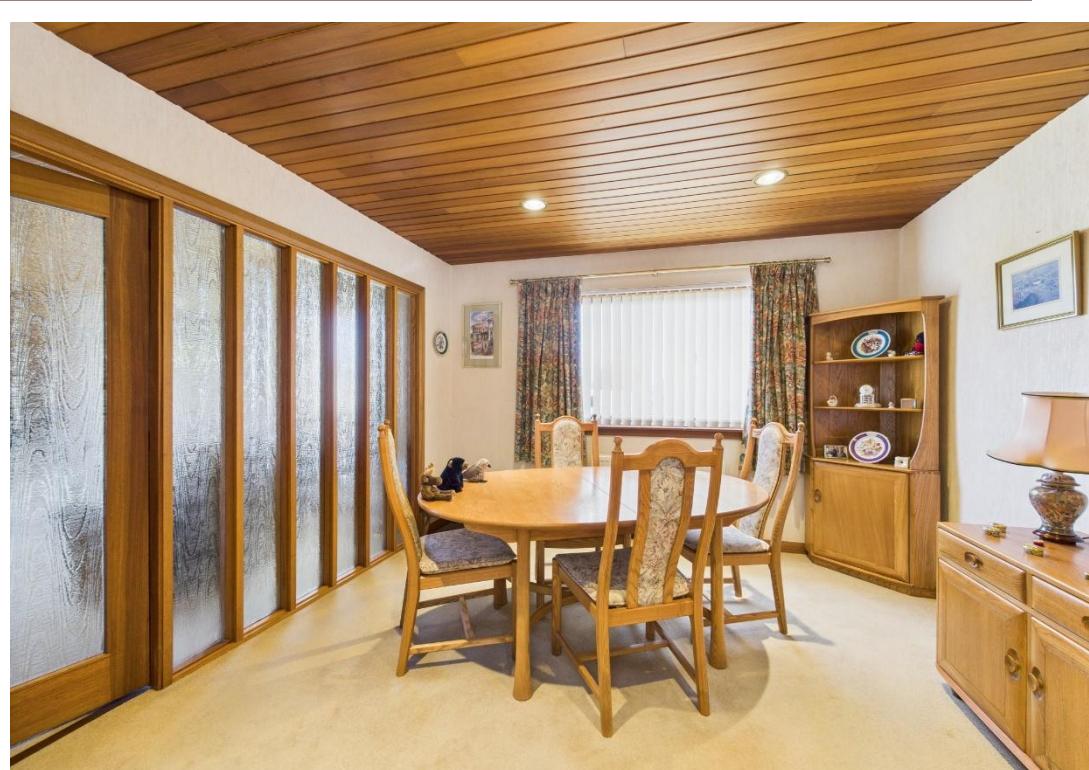
Bedroom 3 3.41m x 3.12m (11'2" x 10'3")

Bathroom 2.03m x 1.98m (6'8" x 6'6")



- 3 Bedrooms
- Lounge
- Sun Room
- Dining Room
- GCH & DG
- Driveway for several cars
- Fully Enclosed Rear Garden
- Close to public transport
- Council Tax Band E
- EPC Rating C









Directions: : Leaving Blairgowrie Wellmeadow, travel up Gas Brae, continue ahead at the mini roundabout, and at the traffic lights turn right in to Emma Street. At the top of Emma Street, turn left on to Beeches Road, and then next left in to Altamount Road. Take the next road on the left onto Drummond Road. The property is located mid way up the cul-de-sac on the left and can be identified by our for sale sign.

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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