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Coupar Angus Road  
Blairgowrie  
PH10 6JY

Offers over  
**£435,000**







This immaculately presented bungalow is located within the Rosemount area of the town, well-appointed for public transport links. The town centre is walkable as is the local convenience shop.

The property comprises three very good size bedrooms (one en suite), vestibule, spacious hallway open plan to the study/dining area, separate lounge, good size dining kitchen, utility room, family bathroom. The property benefits from gas central heating and double glazing throughout.

The driveway is laid to mono blocks and offers parking for several vehicles. There is a double garage with two single garage doors with power and light. The rear garden is fully enclosed and benefits from a patio area, large area of lawn, summer house, green house, wood store and a large shed.

The front garden has areas of lawn and planted borders.

Early viewing of this property is highly recommended to appreciate the location, the interior, and garden on offer.

**Lounge** 6.35m x 5.92m (20'10" x 19'5")

This spacious room has two feature bespoke windows to the front and side along with three square smaller ones. The lounge also benefits from a multi fuel stove set on a marble hearth.

**Snug/Dining/ Hallway** 3.97m x 3.12m (13'0" x 10'3")

This area is off the main hallway and is used as a second lounge area by the current owner but his could be a dining room, study area or a wall could be built to make another room or fourth bedroom (subject to appropriate consents).



### **Dining Kitchen** 6.53m x 4.08m (21'5" x 13'5")

This well proportioned room is fitted with stylish shaker units and is complimented by an island. The kitchen is further enhanced by integrated appliances which include, dishwasher, gas hob, extractor fan and double oven. In the dining area there are doors to the rear garden and patio area.

### **Utility Room** 3.10m x 1.74m (10'2" x 5'9")

Fitted with a selection of base and wall units, sink, space for washing machine and tumble dryer. Door to rear garden.

### **Bedroom One** 4.58m x 4.25m (15'0" x 13'11")

A large spacious room with windows overlooking the rear garden, dressing area with fitted mirror fronted wardrobes with hanging and shelving space. Door to en-suite.

### **En-Suite** 2.06m x 2.04m (6'9" x 6'8")

Partially wet walled and fitted with a white suite comprising of W.C wash hand basin, large walk in shower with mains operated shower. Rear facing opaque window, large heated towel rail good storage and extractor fan.

### **Bedroom Two** 4.53m x 3.77m (14'10" x 12'4")

Offering views to the front of the property, this room is another well-proportioned one with large built-in wardrobes with sliding mirror doors.

### **Bedroom Three** 3.96m x 3.04m (12'12" x 9'12")

Overlooking the rear garden, another very well proportioned room with triple mirror fronted double built-in wardrobes.

### **Family Bathroom** 3.11m x 2.12m (10'2" x 6'11")

Partially wet walled, and comprises of white suite with a walk-in shower, with mains fed shower, bath, W.C, wash hand basin with underneath storage. Front facing opaque window, heated towel rail and extractor fan.



■ 3 Bedrooms

■ Dining Kitchen

■ Utility Room

■ Lounge

■ GCH & DG

■ Fully Enclosed Rear Garden

■ Log Store

■ Driveway For Several Cars

■ Council Tax Band G

■ EPC C

3x  2x  2x 















**Directions: : On entering Blairgowrie on the A923 Coupar Angus Road, after passing Golf Course Road on the left, continue straight ahead passing Brucefield Road on the right, continue and 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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