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Glenara

Westerlea

Alyth Road

Blairgowrie

PH10 7DY

Offers over

£385,000



Set within a quiet cul-de-sac in the sought-after Westerlea area on the edge of Rattray, this substantial bungalow offers the perfect balance of countryside feel and convenient access to Blairgowrie. With local transport links close by and a popular bar and restaurant within walking distance, it's an ideal setting for those seeking both tranquility and connectivity.

The property boasts generous and flexible accommodation throughout, including three well-proportioned bedrooms (with jack and jill shower room to the main bedroom) vestibule and hallway, and a spacious lounge that flows seamlessly into a bright and relaxing sunroom overlooking the garden. A large dining kitchen provides an excellent hub for entertaining, complemented by a separate dining room which could also be utilised as a second sitting room, utility room, W.C. cloakroom, and family bathroom.

The property has been constructed in such a way that should a new purchaser wish to extend the property into the attic space the trusses have been designed to allow for this to happen. Any structural alterations would be subject to local planning consent.

Externally, the property continues to impress. A mono-block driveway offers ample off-street parking for multiple vehicles, leading to a substantial double garage complete with power, lighting, loft storage, and two up-and-over doors. In addition, there is a separate high-clearance garage/workshop—perfect for larger vehicles such as a motorhome, hobbyists, or additional storage. To the side of the garage is an inspection pit. A cellar beneath the house provides further practical space for storage or maintenance access.

Occupying a central position within its generous plot, the bungalow is surrounded by fully enclosed wraparound gardens, thoughtfully divided into sections. These include areas of lawn, planted beds, a greenhouse, and a raised patio—ideal for outdoor dining and enjoying the peaceful surroundings.

This is a rare opportunity to acquire a spacious home with excellent versatility, generous outdoor space, and a desirable semi-rural location.

Early viewing is highly recommended.



Lounge 5.82m x 4.42m (19'1" x 14'6")

Dining Kitchen 4.33m x 3.75m (14'2" x 12'4")

Utility Room 2.77m x 1.93m (9'1" x 6'4")

Dining Room/2nd Lounge 5.14m x 3.61m (16'10" x 11'10")

Sunroom 4.20m x 2.97m (13'9" x 9'9")

W.C Cloakroom 1.82m x 1.05m (5'12" x 3'5")

Bedroom One 7.64m x 3.07m (25'1" x 10'1")

Jack & Jill Shower Room 2.62m x 2.07m (8'7" x 6'9")

Bedroom Two 3.60m x 3.27m (11'10" x 10'9")

Bedroom Three 3.96m x 3.009m (12'12" x 9'8 7/8")

Bathroom 2.97m x 2.37m (9'9" x 7'9")

Terrace 4.71m x 3.35m (15'5" x 10'12")



■ 3 Bedrooms (1 E/S)

■ Lounge & Sunroom

■ Dining Kitchen

■ Dining Room/2nd Lounge

■ GCH & DG

■ Beautiful Open Views

■ Driveway For Several Cars

■ Double Garage & Workshop

■ Council Tax Band G

■ EPC Rating D

3x  3x  3x 







Directions: From Blairgowrie Wellmeadow, travel over the bridge into Rattray and continue up Boat Brae and on to the High Street. Travel along the High Street, proceed ahead passing Rattray primary school. Pass the Old Cross Restaurant and continue along and take the second road on the right, Glenara can be found on the left and can be identified by out for sale board.

**Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.**

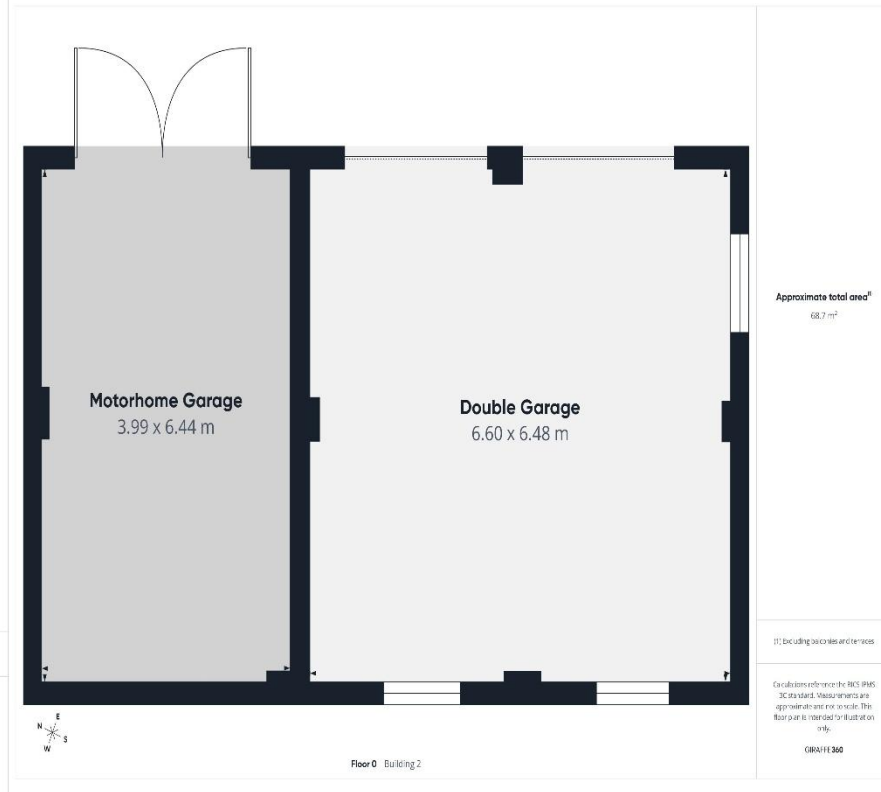


Approximate total area⁽¹⁾
174.6 m²
Balconies and terraces
17.6 m²

(1) Excluding balconies and terraces.

Calculations reference theRICS IPMS 3c standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
68.7 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3c standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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