

property@hodge



Heatherdene
Golf Course Road
Blairgowrie
PH10 6LJ

Offers over
£275,000





This extended two-bedroom bungalow is situated in the highly sought after area of Rosemount, within easy walking distance of Blairgowrie Golf Club. The bungalow offers well-proportioned accommodation throughout.

It lies within easy commuting distance of Perth and Dundee with public transport links nearby.

The accommodation benefits from double glazing and gas central heating. Comprises: hallway, lounge, dining kitchen, sunroom, two bedrooms and a shower room.

To the front of the property is an easily maintained garden, a chipped driveway with parking for several cars, leading to a single garage.

The secluded rear is mainly laid to lawn, with trees and shrubs, drying area and a garden shed.

All white goods, carpets, floor coverings, light fittings, blinds and curtains are included in the sale.

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

Lounge 4.27m x 3.73m (14'0" x 12'3")

Kitchen 4.13m x 3.10m (13'7" x 10'2")

Sunroom 5.50m x 2.60m (18'1" x 8'6")

Bedroom One 3.72m x 3.54m (12'2" x 11'7")

Bedroom Two 3.10m x 2.88m (10'2" x 9'5")

Shower Room 2.06m x 1.92m (6'9" x 6'4")



- 2 Bedrooms
- Good Size Garden
- Lounge
- Parking For Several Cars
- Kitchen
- Close To Public Transport
- Shower Room
- EPC D
- GCH & DG
- Council Tax Band D









Directions: : Entering Blairgowrie on the A923 Coupar Angus Road, turn first left in to Golf Course Road. Follow the road and the property is located on the left and 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