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Knocklee

West George Street
Blairgowrie
PH10 6DZ

Offers over
£210,000



This well-presented two-bedroom detached bungalow is situated within a quiet and secluded residential area of Blairgowrie.

The accommodation comprises a welcoming front vestibule, spacious lounge, kitchen with dining area, two double bedrooms, rear vestibule, and a family bathroom.

Externally, the property enjoys a private, low-maintenance and well-maintained rear garden, mainly laid to lawn, providing an ideal space for outdoor relaxation. A wooden shed is situated to the side of the property, offering useful storage. Off street parking for several cars.

Further benefits include oil-fired central heating and double glazing throughout.

The property is conveniently located within easy walking distance of both primary and secondary schools, together with a range of local amenities and transport links, making it an ideal purchase for a variety of buyers.

Adding to its appeal, a fantastic open green space with a well-maintained children's play park is located nearby. Popular with dog walkers, young families and joggers, the area enjoys a peaceful, family-friendly atmosphere while offering easy access to both nature and the amenities of the town.



Lounge 5.37m x 3.32m (17'7" x 10'11")

Kitchen/Dining Area 6.38m x 2.72m (20'11" x 8'11")

Bedroom One 4.21m x 3.00m (13'10" x 9'10")

Bedroom Two 3.07m x 2.97m (10'1" x 9'9")

Bathroom 2.09m x 1.80m (6'10" x 5'11")



■ 2 Bedrooms

■ Bathroom

■ Kitchen/Dining Area

■ Lounge

■ Garden Shed

■ Driveway For Several Cars

■ Close To Public Transport

■ Oil-Fired Heating & DG

■ EPC Rating E

■ Council Tax Band D

2x  1x  1x 

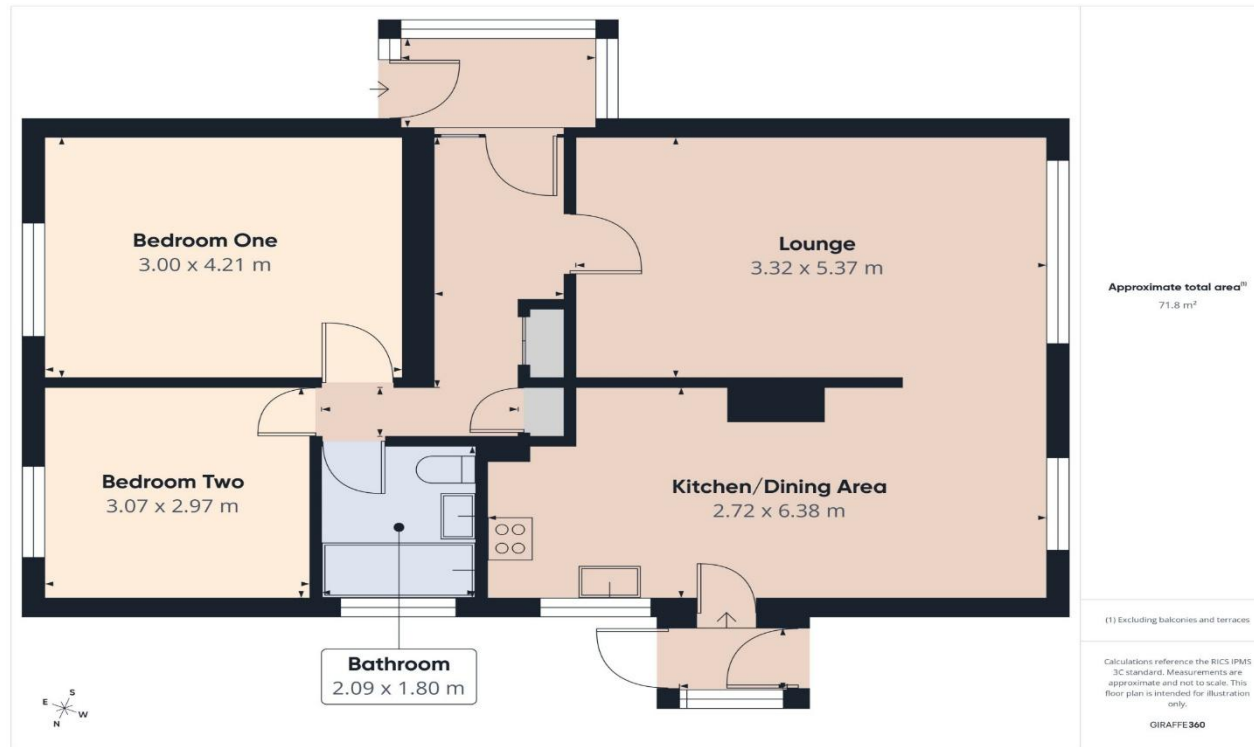






Directions: Entering Blairgowrie on the A93 and passing Blairgowrie Community Hospital on the left, continue along Perth Street. Just before reaching the Co-op on the right, turn left into Lochy Street. Continue down Lochy Street until you reach Blairgowrie Fire Station, then turn left into West George Street. Proceed for approximately 100 yards and take the next right into Park Lane. The property can be found on the left-hand side 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

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