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Leapark

Perth Road
Blairgowrie
PH10 6EQ

Offers over

£299,995





This charming traditional three-bedroom Edwardian semi-detached villa offers spacious and well-proportioned accommodation over two floors. The property has been sympathetically upgraded by the current owners and is presented in move-in condition while retaining many original period features.

Externally, the front garden is mainly laid with gravel, providing off-street parking for three or four vehicles. The fully enclosed rear garden is predominantly laid to lawn with planted borders, a patio area ideal for outdoor seating, and a garden shed.

The accommodation comprises a decorative entrance vestibule leading to a spacious hallway, lounge, dining room, kitchen, utility room, and a downstairs cloakroom. The upper floor hosts three well-sized bedrooms and a family bathroom. The property further benefits from gas-fired central heating and double glazing.

Conveniently located within a short walk of the town centre, the property is well served by local bus routes. Primary and secondary schools, a retail park, and a recreation centre are all within easy walking distance.

The home has been carefully maintained and improved by the current owners, offering generous living space on a good-sized plot. It also provides convenient commuting access to Dundee and Perth.

Early viewing is highly recommended to fully appreciate the space, character, and potential this property has to offer.

Lounge 4.47m x 4.05m (14'8" x 13'3")

Kitchen 3.41m x 3.16m (11'2" x 10'4")

Dining Room 3.78m x 3.63m (12'5" x 11'11")

Utility Room 1.63m x 1.51m (5'4" x 4'11")

W.C 1.68m x 1.63m (5'6" x 5'4")

Bedroom 1 4.25m x 2.95m (13'11" x 9'8")

Bedroom 2 3.62m x 3.58m (11'11" x 11'9")

Bedroom 3 2.98m x 2.19m (9'9" x 7'2")

Bathroom 3.08m x 2.44m (10'1" x 8'0")



■ 3 Bedrooms

■ Lounge

■ Kitchen

■ Dining Room

■ GCH & DG

■ Driveway For 3/4 Cars

■ Close To Schools

■ Fully Enclosed Rear Garden

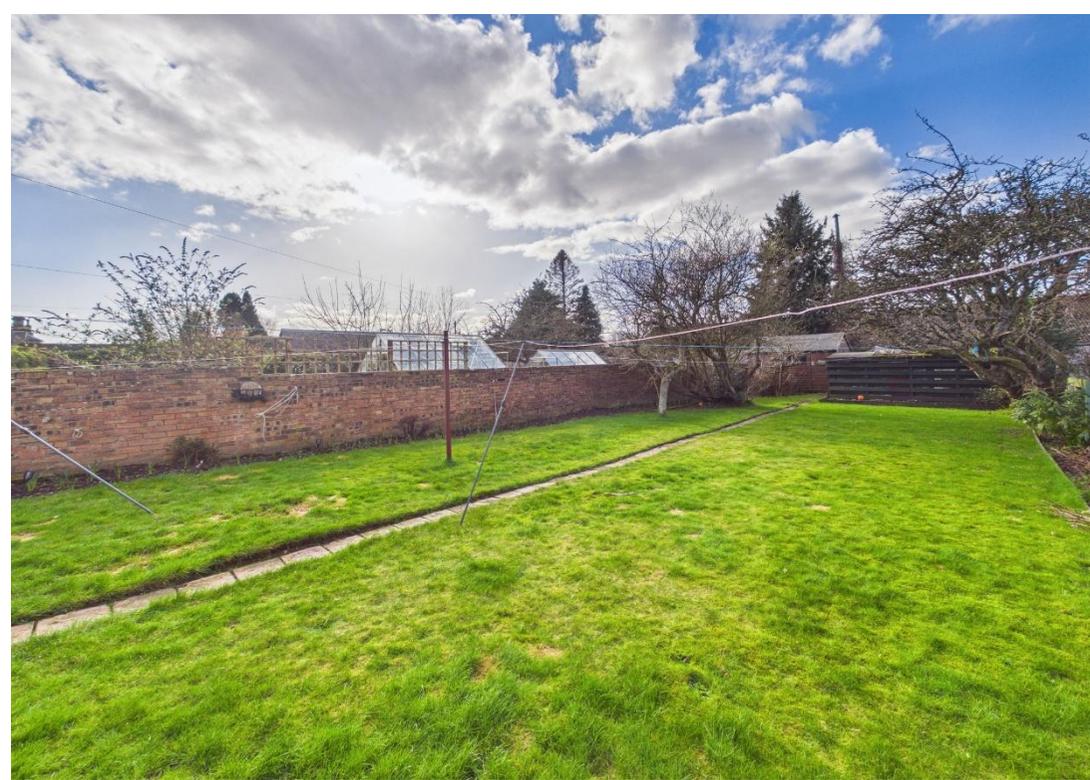
■ EPC Rating D

■ Council Tax Band E

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Directions: : Leaving Blairgowrie Wellmeadow, travel up the Gas Brae, take a right turn at the mini roundabout into Reform Street, continue to the end and take a left turn into Perth Street and continue into Perth Road. Passing Blairgowrie Cottage Hospital the property can be found on the right and can be identified by our 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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