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White Gates
Heather Drive
Rosemount
Blairgowrie
PH10 6LF

Offers over
£535,000



This immaculately presented, detached home with four bedrooms is set within approximately one acre of ground.

The unique location of this property gives you a feeling of living in the country with the reality that there are shops and amenities within walking distance. The property is also well served by the local bus service.

This property is within commuting distance of Dundee and Perth. Edinburgh is also accessible in just over an hour by car.

Blairgowrie has a thriving ever growing community with a variety of shops, coffee shops and supermarkets. Primary education is offered at the nearby community campus which incorporates New Hill and St Stephens RC Primary schools. Secondary education is at Blairgowrie High School which is also walkable from this property. There is also a choice of private educational establishments available in Perthshire and the surrounding areas.

The spacious accommodation, over two floors, comprises:- vestibule, spacious hallway with several cupboards, large lounge/dining, dining kitchen, utility room, boot room, W.C cloakroom, four bedrooms (3 en suite), and shower room. The property benefits from solar panels, gas central heating and double glazing throughout.

Externally the property has a lovely large sunny garden for a family to enjoy, from the large area of lawn to the many trees and shrubs to attract the local wildlife. This sun trap garden is fully enclosed and private, benefits from a stunning newly built summer house, raised beds, patio, wooded area, shed and wood store.



Lounge Diner 8.26m x 4.49m (27'1" x 14'9")

The generously proportioned room has a lovely large window to the front, a side facing window and another large window to the rear. The room benefits from an open fire with a marble hearth and wooden surround.

Kitchen Diner 7.88m x 3.57m (25'10" x 11'9")

Fitted with a selection of white shaker style base and wall units, the kitchen is further enhanced by a free-standing range style cooker, American fridge freezer and integrated full-size dishwasher. A large window and French doors overlooking the garden. The dining area is well proportioned with ample space for furniture and is open plan to the family area.

Snug/Family Area 4.00m x 3.14m (13'1" x 10'4")

Open plan from the kitchen, with built in units to house the television and to provide storage. French doors to the garden sunroom. Open to the office area.

Study 4.01m x 1.16m (13'2" x 3'10")

A small area open plan to the family area which is currently used as a small home office.

Garden Sunroom 4.62m x 3.75m (15'2" x 12'4")

This addition to the garden adds another room that could be used for a variety of uses, it is currently used as an additional sitting room by the owners. With doors facing the property and the garden this room would make an ideal space for entertaining and is a fantastic addition to the garden.

Utility Room 3.51m x 2.86m (11'6" x 9'5")

This good size space offers lots of storage options, rear facing window and a sink.

Boot Room 2.40m x 2.30m (7'10" x 7'7")

This good size space offers lots of storage options, gives access to the rear of the property. The boiler is in this room, a sink, plumbing for a washing machine and space for a tumble dryer and an additional appliance.



W.C 1.62m x 0.74m (5'4" x 2'5")

Fitted with a white W.C and wash-hand basin.

Bedroom One 3.86m x 2.98m (12'8" x 9'9")

With walk in wardrobe/dressing area, additional storage cupboard and door to the en suite.

En-Suite One 3.54m x 1.69m (11'7" x 5'7")

Fitted with a white suite comprising of a walk-in shower with mains operated shower, W.C, bidet, wash handbasin and bath. Opaque window, heated towel rail and extractor fan.

Bedroom Two 4.13m x 3.05m (13'7" x 10'0")

Another good size room with ample space for free standing furniture and a double built in wardrobe. Door to en-suite.

En-Suite Two 2.81m x 1.26m (9'3" x 4'2")

Fitted with a white suite comprising of a quadrant shower enclosure with mains operated shower, W.C and wash handbasin. Opaque window and extractor fan.

Bedroom Three 4.64m x 3.95m (15'3" x 12'12")

Located on the upper level, this is another good sized room with roof Velux windows facing the front and rear. Dressing area with two built-in wardrobes and an additional storage cupboard. Door to en-suite.

En-Suite Three 3.31m x 1.19m (10'10" x 3'11")

Fitted with a white suite comprising of a large shower enclosure with an electric shower, W.C and wash handbasin. Opaque window and extractor fan.

Bedroom Four 3.67m x 2.80m (12'0" x 9'2")

Another double room with a roof Velux and storage cupboard.

Shower Room 1.78m x 1.76m (5'10" x 5'9")

Fitted with a white suite comprising of, W.C, wash-hand basin and quadrant shower enclosure with mains operated shower. Heated towel rail and extractor fan.



■ 4 Bedrooms

■ Lounge Diner

■ Kitchen Diner

■ Garden Sunroom

■ Gas Central Heating

■ Driveway For Several Cars

■ Beautiful Open Views

■ Shops & Amenities Nearby

■ Council Tax Band G

■ EPC Rating C

4x  4x  3x 



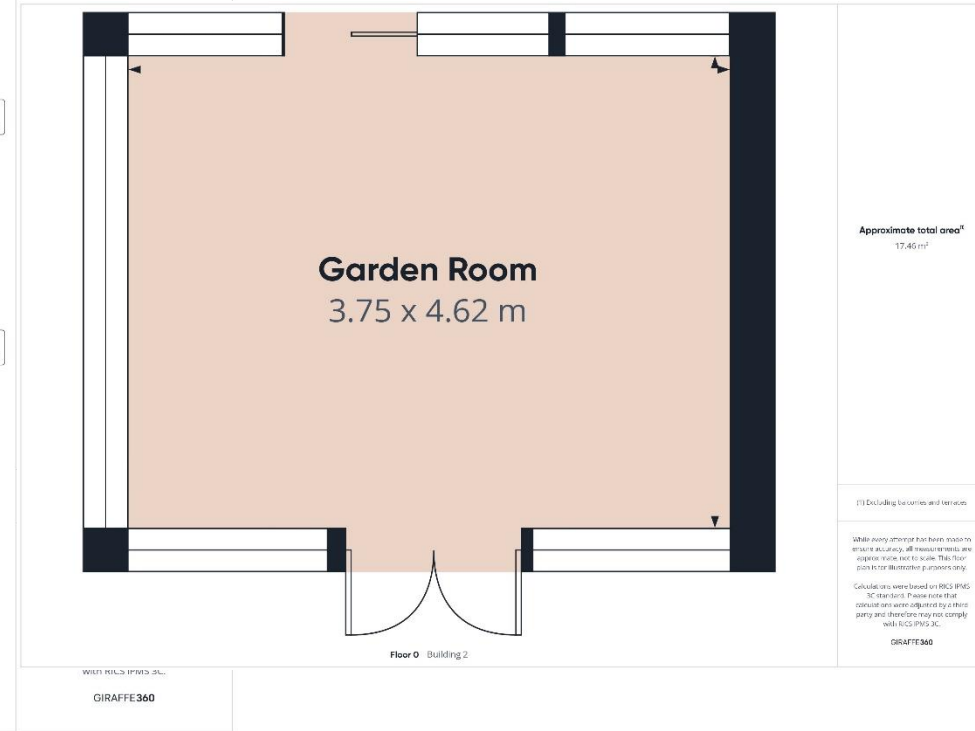




Ground Floor Plan



Floor 0 Building 1



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.

Directions

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.

First Floor Plan



Floor 1 Building 1

Approximate total area⁽¹⁾
82.02 m²

Reduced headroom
3.19 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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