

property@hodge



Woodhaven  
Little Blair Drive  
Blairgowrie  
PH10 6JL

Offers over  
£425,000

A woman  
WITH ALL SONS  
WILL BE  
SURROUNDED BY  
handsome men  
THE REST  
OF HER life.



Located within the quiet sought-after area of Little Blair Drive in Blairgowrie, a short walk to the town centre and close to public transport services.

This well presented property comprises five bedrooms (two en suite), entrance hallway, large lounge, breakfasting room, kitchen, utility room and family bathroom. The property benefits from gas central heating and double glazing throughout.

The driveway is laid to monoblocks and chips and offers parking for several vehicles. There is a large single garage. The fully enclosed rear garden is of a generous size and is well established with shrubs and trees giving good levels of seclusion. To the side is a beautiful, decked area accessed from the conservatory making it an ideal location to BBQ or just to enjoy the quiet corner of the garden.

Early viewing of this property is highly recommended.

#### **Lounge 4.31m x 4.24m (14'2" x 13'11")**

Open plan from the hallway this lovely bright room has a large window to the front and a woodburning stove.

#### **Kitchen 5.87m x 3.25m (19'3" x 10'8")**

This very large room is open plan to the dining area and also gives access to the conservatory and the utility room. The kitchen is fitted with an integrated double oven, induction hob and extractor above. There is also space for an American fridge freezer and a dishwasher. The peninsula can be used as a breakfast bar.

#### **Dining Area 3.65m x 3.56m (11'12" x 11'8")**

This room is open plan to the kitchen and offers a good space family dining.

#### **Conservatory 2.97m x 2.76m (9'9" x 9'1")**

Accessed from the kitchen, this room is currently utilised as a hobby room and gives access to the side area of garden making it ideal for dining outside.



### **Utility Room** 3.24m x 1.65m (10'8" x 5'5")

Offering good storage, fitted with a sink, space for washing machine and tumble dryer. Door to rear garden.

### **Bedroom One** 3.75m x 3.16m (12'4" x 10'4")

A good size room with a large window overlooking the front garden, built -in wardrobe.

### **Bedroom Two** 3.14m x 2.88m (10'4" x 9'5")

Another room overlooking the front garden, this is another well propertied room with a built-in wardrobe.

### **Bedroom Three** 2.81m x 2.68m (9'3" x 8'10")

With a rear facing window, another double room with built-in wardrobes. Sliding door to en suite.

### **En Suite One** 2.65m x 1.20m (8'8" x 3'11")

Fitted with a white suite comprising of W.C, wash hand basin, shower enclosure with electric shower. rear facing opaque window, heated towel rail and extractor fan.

### **Bedroom Four** 3.07m x 2.92m (10'1" x 9'7")

Another well propertied room with a front facing window, storage cupboard and door to en suite.

### **En Suite Two** 1.92m x 1.63m (6'4" x 5'4")

Fitted with a white suite comprising of W.C, wash hand basin with storage beneath, shower enclosure with electric shower. Heated towel rail and extractor fan.

### **Bedroom Five/Office** 2.90m x 2.02m (9'6" x 6'8")

The smallest of the bedrooms, currently used as a home office with patio doors out to the garden.

### **Family Bathroom** 3.26m x 1.73m (10'8" x 5'8")

Comprises of white suite with bath, W.C, wash hand basin, rear facing opaque window.



5 Bedrooms (2 En Suite)

Large Lounge

Large Modern Kitchen

Dining Room

Conservatory

Close To Public Transport

Cul De Sac Location

Fully Enclosed Rear Garden

Council Tax Band F

EPC Rating C

5x 3x 3x

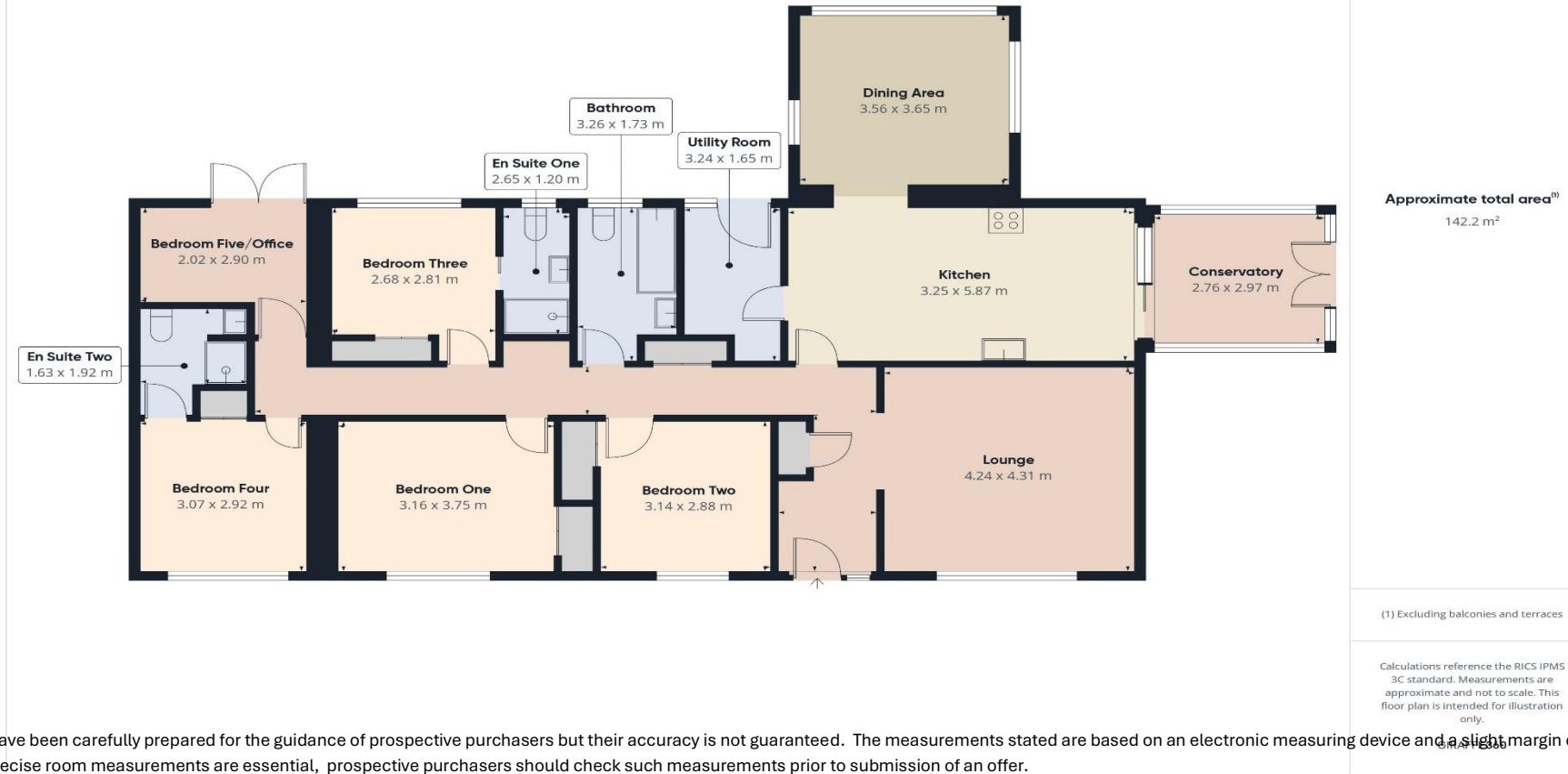






**Directions:** From Blairgowrie town centre travel up Gas Brae, and continue ahead at the mini roundabout and also at the traffic lights on to the A923 Coupar Angus Road. Continue along this road and just after passing the Miller Homes development, turn right in to Little Blair Drive. Follow this road around where the property can be found on the left.

**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