

The Bield

PERTH ROAD, BLAIRGOWRIE, PH10 6EN



*SUPERB LOCATION FOR THIS FAMILY SIZE
BUNGALOW SET IN A GENEROUS PLOT*



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is thrilled to present this exceptional family home, set on a spacious plot with beautifully mature gardens and a gated driveway. While already generously sized to accommodate most family needs, the property comes with the added potential for a loft extension.

At the front of the home, the lounge boasts an impressive bay window, flooding the room with natural light, while a gas fire serves as a cosy focal point. The room's elegant proportions make it perfect for both relaxation and entertaining. The family room, complete with a log-burning stove, seamlessly connects to the dining area, creating a bright and welcoming space ideal for everyday living. From the dining room, you'll find easy access to a modern, well-equipped kitchen featuring an electric hob and built-in ovens.

The home also offers three comfortable bedrooms, a stylish family bathroom, and the added convenience of a guest cloakroom. The kitchen leads directly to the gardens, where a charming summerhouse awaits, offering additional space for relaxation or entertaining. With its warm and inviting atmosphere, this home is sure to appeal to a range of buyers seeking a blend of comfort, space, and future potential.







Lounge/Diner







Bedroom 1





Bedroom 2



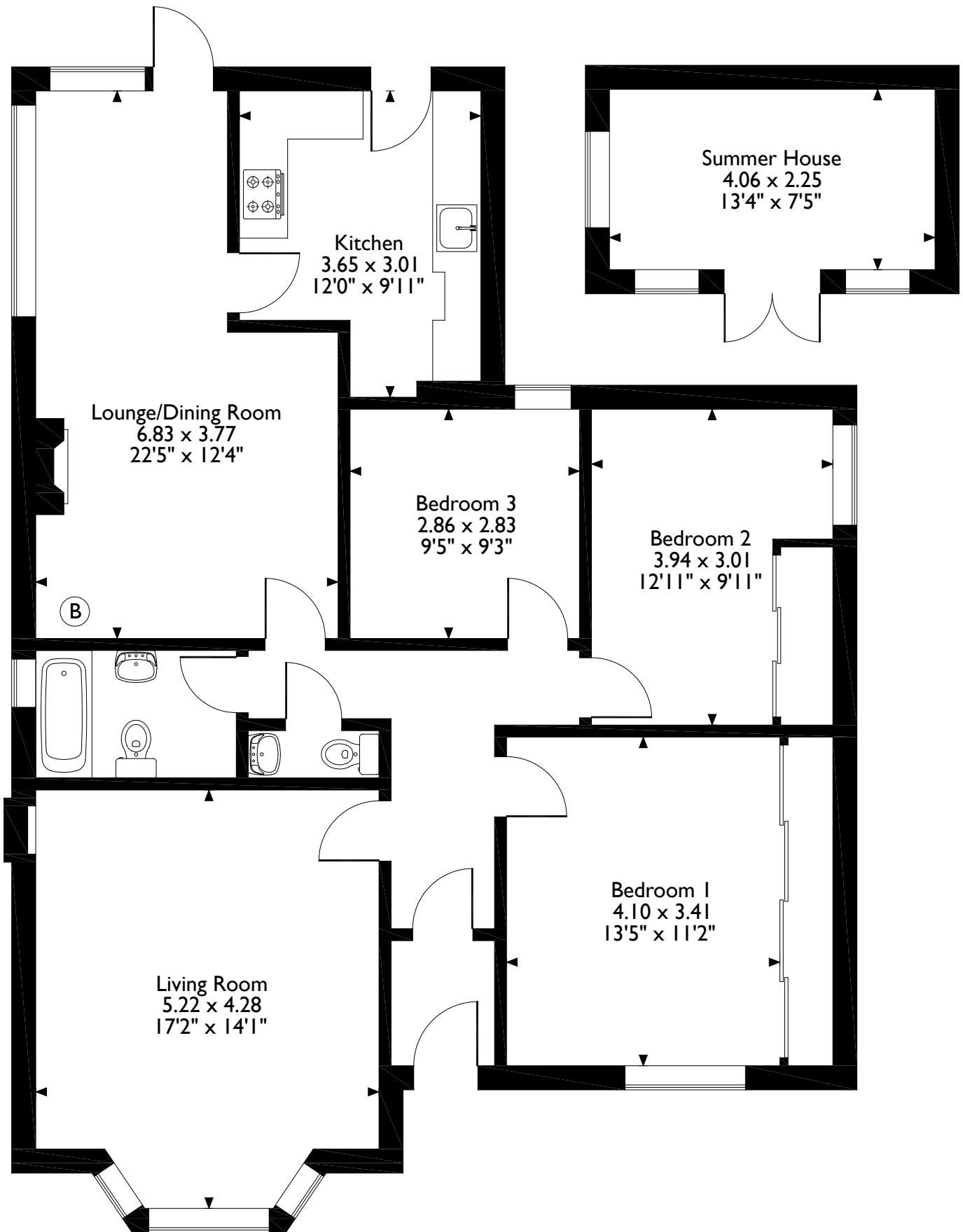


Bedroom 3









Gross internal floor area (m²): 109m²

EPC Rating: D



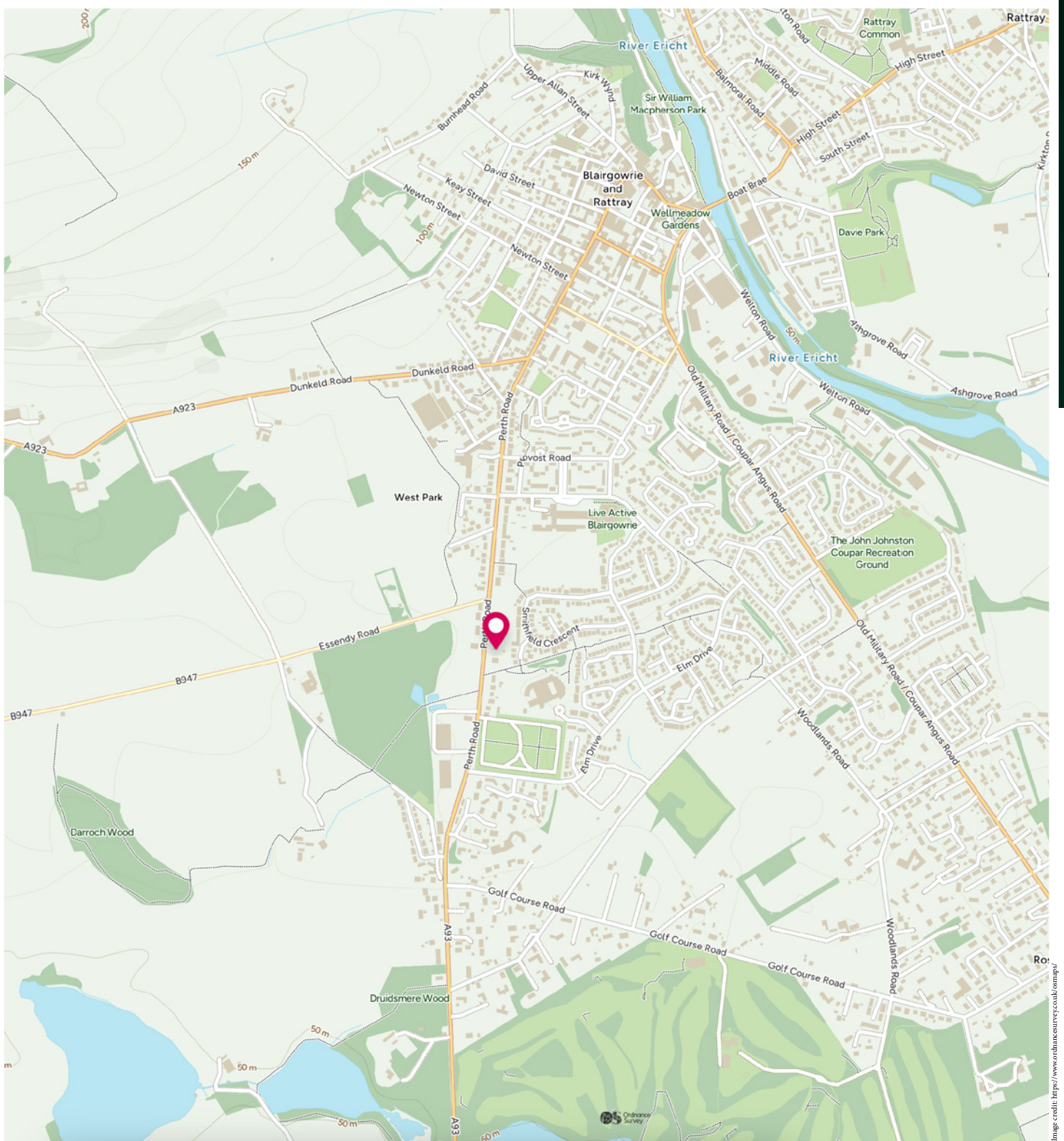


Nestled in the charming Perthshire town of Blairgowrie, Perth Road boasts a prime location near the renowned Rosemount golf course. This idyllic setting offers the best of both worlds: a tranquil countryside lifestyle with the convenience of Perth just 15 miles away.

Blairgowrie is also well connected to Scotland's major cities, with Dundee only 18 miles away, and both Glasgow and Edinburgh within easy reach via the A9 and M90. Perth and Dundee offer mainline railway stations, providing excellent transport links for commuters or travellers.

Blairgowrie itself offers an excellent selection of local shops, supermarkets, and highly regarded primary and secondary schools, catering to day-to-day needs. For a special night out, the exquisite Dalmore restaurant and bar is just a short stroll away. Additionally, two beautiful lochs with woodland trails and fishing spots are within walking distance, offering outdoor enthusiasts plenty of opportunities to enjoy nature.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
JAYNE SMITH
 Corporate Account Manager



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.