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6 Mary Young Drive

BLAIRGOWRIE, PERTSHIRE, PH10 6JN

6 MARY YOUNG DRIVE

Blairgowrie high street and town centre is a five-minute walk from the estate. This picturesque town is a vibrant market town offering a range of shops and services including a leisure centre, library, swimming pool, banks, solicitors, health centre, dentists and a community hospital. In addition to a Tesco superstore, the town is serviced by many excellent independent retailers including several bistros and restaurants.

Blairgowrie has two primary schools and a renowned secondary school. There is also a selection of private schools in the area including Dundee High School, Strathallan, St Leonards, Kilgraston, Craigclowan and Glenalmond College, all of which are within an easy driving distance of the property.

This is an unspoiled and extremely beautiful part of Scotland. For the outdoor enthusiast, the spectacular Angus Glens rise up to the north and east of Blairgowrie, and the hills of Perthshire to the west. There are numerous

opportunities for walkers: the Ceteran trail, the bluebell walks at Ardblair and the Beech hedge at Meikleour are local highlights. Winter sports are available at Glenshee Ski Centre (twenty-four miles).

There are championship golf courses in Blairgowrie, at Rosemount and Lansdowne and local courses at Alyth, Strathmore and Glenisla.

A wide array of field sports is available to rent locally including fishing on the Tay, Isla and Ericht.

We are delighted to offer onto the open market this detached two double bedroom holiday home. The property forms part of this small secure estate comprising of ten properties. The property was built in 2011 and is constructed of K-rendered blockwork under slate roof in a traditional style. The property has a dedicated gravel parking area for four vehicles and a good frontage with a large woodland garden with mature trees which is enclosed to be child and pet-friendly.

The properties are built and finished to a very high standard with gas central heating throughout and also benefit from mains gas, water, electricity and drainage.

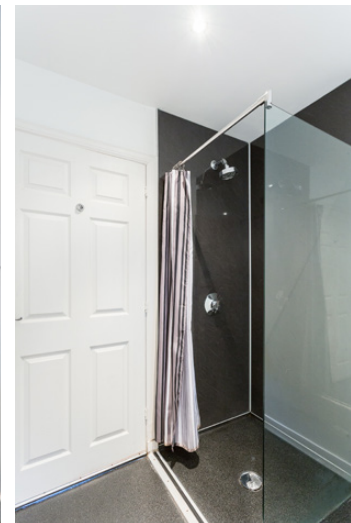
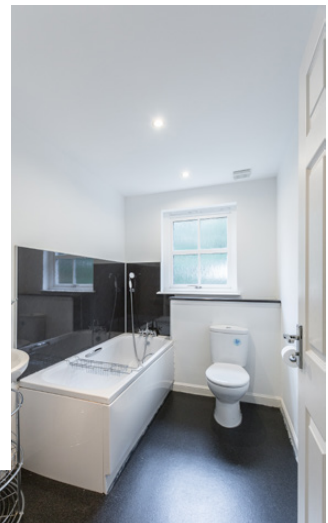
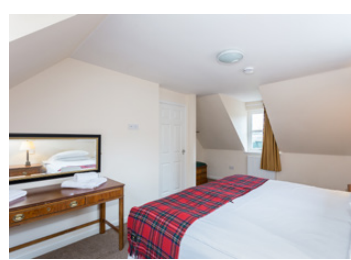
Accommodation comprises of spacious hallway, large living room with front aspect double glazed windows, downlights and stairs to the first floor. The living room has doors leading through to the comprehensive kitchen/breakfast room. Made up of modern eye and base level units with roll top work surfaces incorporating stainless steel sink unit with mixer tap and drainer. Built-in cooker with gas hob above and extractor over,

built-in wine racks, under counter space, washing machine, dishwasher and upright fridge freezer, table and chairs. Access to the garden is via the outside door. From the hallway, you can access the three-piece shower room suite.

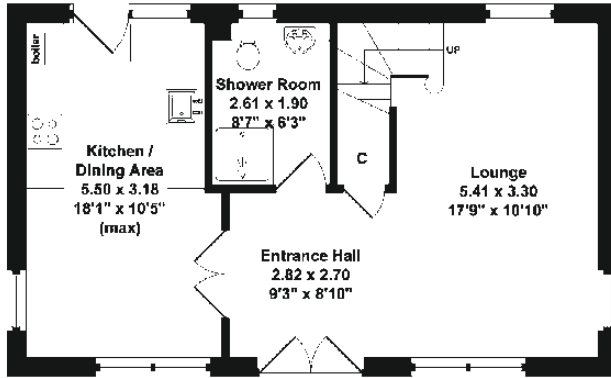
Upstairs you have two good sized double bedrooms with various aspects with views over the garden and grounds. The family three-piece bathroom completes the upstairs accommodation. An internal inspection is highly recommended and on viewings please meet the owners at number 1 who will show you around the site.



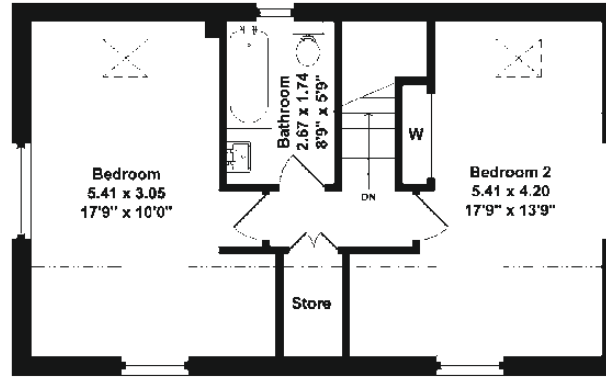
2 BEDROOM FAMILY HOME



SPECIFICATIONS



Ground Floor



First Floor

Gross internal floor area (m²): 103m²

Extras (Included in the sale): Property can be bought fully furnished as seen and this can be discussed directly with the owners upon the viewings.

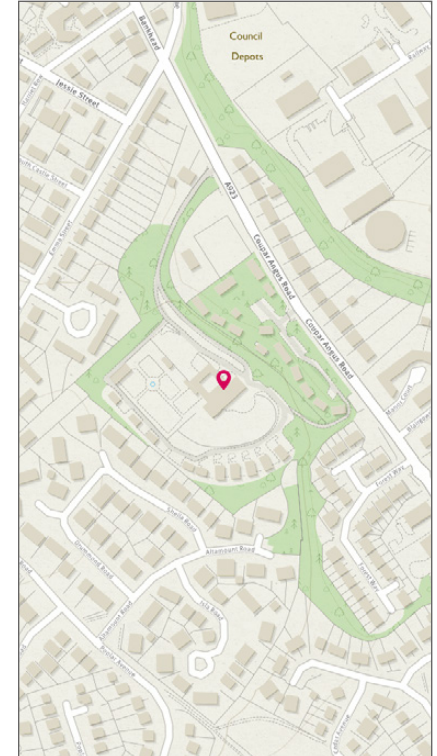


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Text and description
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 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer