



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**1 Hawthorn Place**

BLAIRGOWRIE, PERTSHIRE, PH10 6UP



# BLAIRGOWRIE

PERTHSHIRE



The town of Blairgowrie has a variety of local amenities including shops, cafes, Tesco superstore, hardware store, restaurants, cottage hospital, primary and secondary schools and for the outdoor enthusiasts golf and fishing are just a few leisure activities. The Queen also drives through Blairgowrie every year for the Christmas period to Balmoral Castle where groups of locals await to greet.

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. The location also allows for easy access to the Perthshire area which combines an excellent variety of sport with magnificent scenery, cultural attractions, varied leisure pursuits and productive farms and woodlands. The area is steeped in history and beauty and has a strong all year tourist base.







McEwan Fraser Legal is delighted to present this five bedrooms detached family home. The property is in good condition throughout and would make a great home for a large or growing family. The property comprises of:

- Fully equipped kitchen with a rear aspect and open plan to a dining area
- Spacious living area with access to the rear garden
- 5 bedrooms which include some with fitted wardrobe space
- Family bathroom
- En-suite shower room with steam massage shower, bluetooth connection & radio
- There is a utility room, games room or 5th bedroom
- Extension offering a family room
- An integral garage which could lend to another reception room
- Driveway with two parking spaces
- Modern windows and gas central heating

Externally there is a spacious mono-bloc driveway leading to the integral double garage. The garage is accessed via power roller door has power, lighting and can also be entered from the entrance hallway. In addition to this, the property has a secure rear garden with access to the side of the property enclosed by wood fencing.

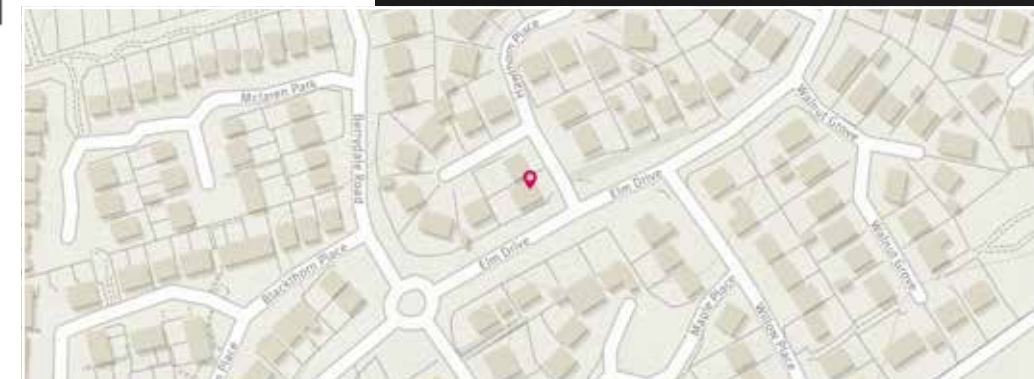






# PROPERTY SPECIFICATIONS

FLOOR PLAN DIMENSIONS LOCATION



Approximate Dimensions  
(Taken from the widest point)

Kitchen	5.50m (18'1") x 3.30m (10'10")
Lounge	4.70m (15'5") x 4.40m (14'5")
Family Room	3.40m (11'2") x 3.20m (10'6")
Dining Room	3.70m (12'2") x 2.80m (9'2")
Utility	2.70m (8'10") x 2.00m (6'7")
WC	1.50m (4'11") x 1.10m (3'7")
Garage	5.50m (18'1") x 4.40m (14'5")
Bedroom 1	3.90m (12'10") x 3.40m (11'2")
En-suite	2.10m (6'11") x 2.00m (6'7")
Bedroom 2	3.70m (12'2") x 3.40m (11'2")
Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Bedroom 4	3.20m (10'6") x 2.90m (9'6")
Bedroom 5	2.40m (7'10") x 1.97m (6'5")
Bathroom	2.40m (7'10") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 166m<sup>2</sup>  
EPC Rating: C



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