

The Bield

PERTH ROAD, BLAIRGOWRIE, PH10 6EN



Superb location for this family size Bungalow set in a generous plot with a gated drive



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PART EXCHANGE IS AVAILABLE! McEwan Fraser Legal is delighted to present this desirable family home set in a large plot with mature gardens and a gated drive. The Bungalow is large enough for most family needs, however, planning permission is in place for a loft extension.

THE LOUNGE



The lounge is located to the front of the house with a stunning bay window formation and a gas fire as a cosy focal point to the room. Elegant proportions make this room an ideal place to entertain in. The family room is open plan to the dining room with a log burning stove.

The family room is open plan to the dining room with a log burning stove. The space is bright and comfortable and a door from here leads to the modern, fitted kitchen with an electric hob and built-in ovens.

THE FAMILY/DINING ROOM



THE KITCHEN



There are three bedrooms and a family bathroom. There is also a guest cloakroom.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



A door opens from the kitchen to the gardens and the summerhouse beyond. This home has a wonderfully welcoming feel and should appeal to a number of different buyers.

THE GARDEN



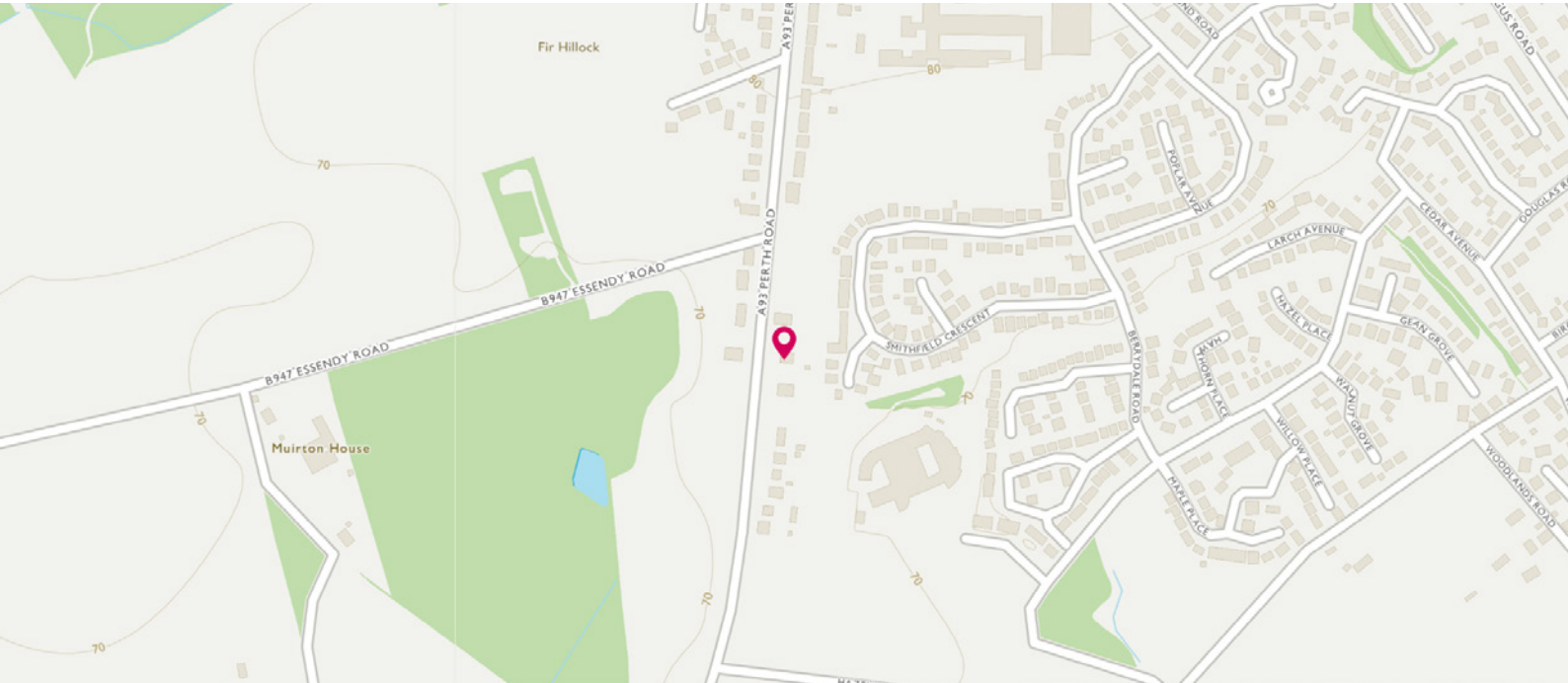


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: D



THE LOCATION

Here in the beautiful Perthshire town of Blairgowrie, Perth Road commands an enviable location close to the famous Rosemount golf course. The setting allows the owner to enjoy a wonderful country lifestyle, yet be within easy reach of Perth, around 15 miles away.





One of Scotland's major cities, Dundee is 18 miles from Blairgowrie, while both Glasgow and Edinburgh are easily accessible via the A9 and M90 respectively. There are mainline railway stations in both Perth and Dundee.

For life's more practical considerations, Blairgowrie has a good array of local shops and supermarkets and both primary and secondary schooling. The wonderful fine dining Dalmore restaurant and bar is a short walk away. In walking distance, lie two beautiful lochs with woodland trail walks and fishing opportunities.



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