

22 Lochinblair Gardens

BLAIRGOWRIE, PERTHSHIRE, PH10 6GA



*GOOD SIZED, FAMILY, HOME WITH
FOUR BEDROOMS AND AN EN-SUITE*



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part exchange is available for 22 Lochinblair Gardens. McEwan Fraser Legal is delighted to offer to the market this detached villa set in a popular location close to all amenities. Accommodation is plentiful and spacious enough for family living or entertaining. The ground floor offers three public rooms, enough space surely for a family to spread out, or indeed work from. The kitchen and dining room are set in the heart of the house and act as the hub between the lounge and the sitting room. Elegant proportions combined with dual aspect and glazed doors make the sitting room a pleasure to relax in.







Sitting Room





A carpeted staircase rises to the upper floor where we find four bedrooms, the main bedroom includes en-suite facilities, and the family bathroom. The garage has a drive for off-road parking for several cars. There is a manageable garden and with rural Perth-shire on your doorstep, what more could you want?





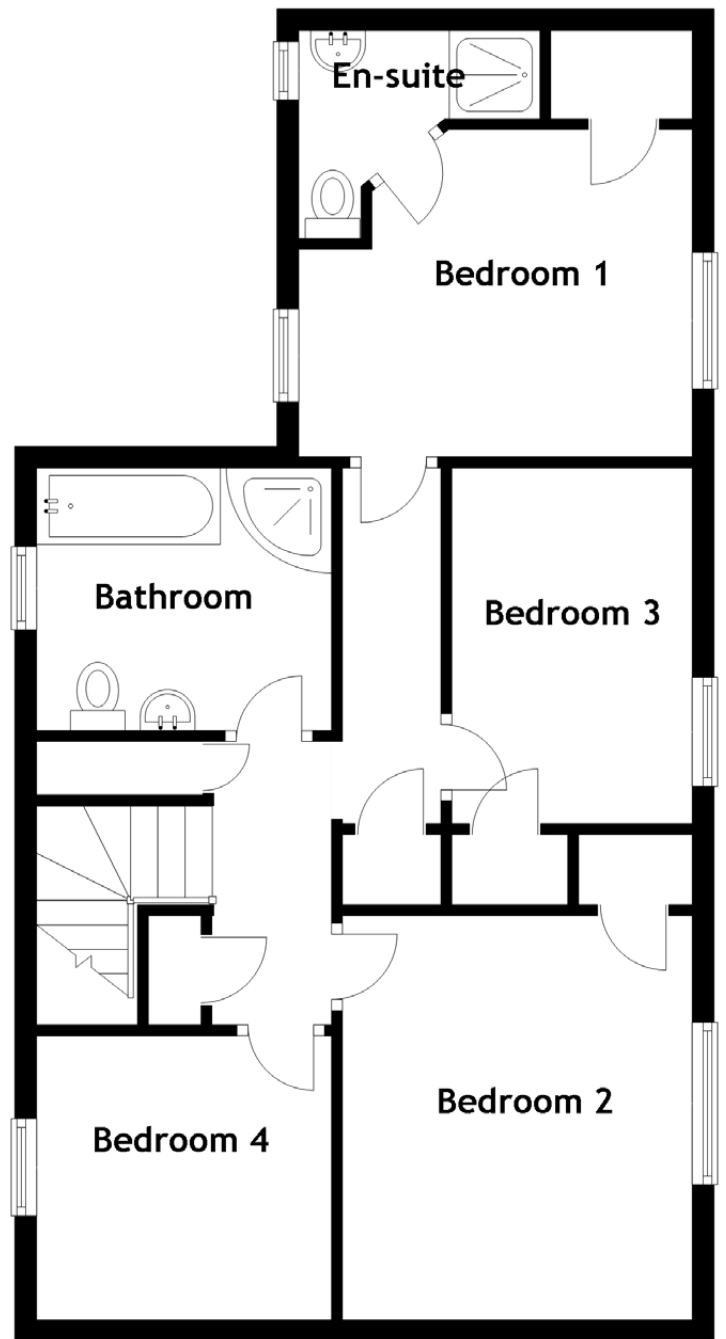
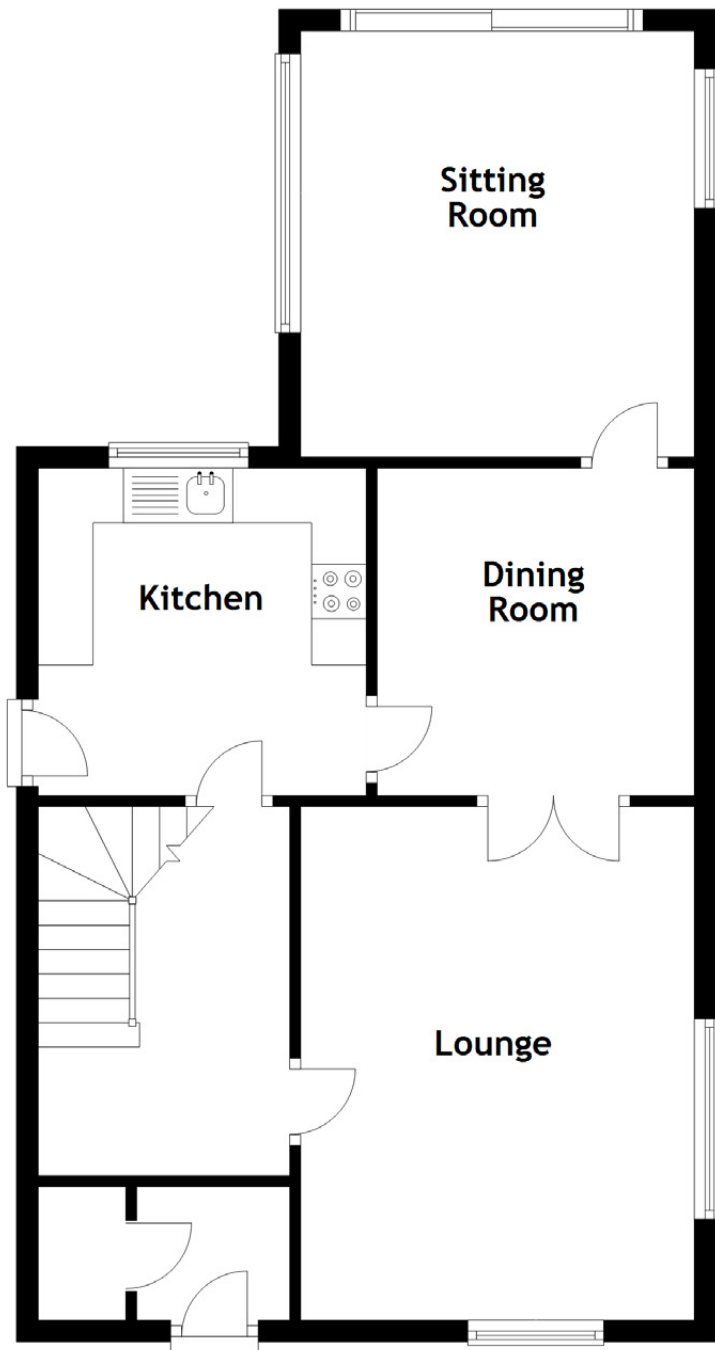
Bedroom 3





Bedroom 4





Approximate Dimensions

(Taken from the widest point)

| | | | |
|--------------|---------------------------------|--|------------------------------|
| Lounge | 4.70m (15'5") x 3.60m (11'10") | Bedroom 3 | 2.90m (9'6") x 2.20m (7'3") |
| Dining Room | 3.00m (9'10") x 2.90m (9'6") | Bedroom 4 | 2.70m (8'10") x 2.60m (8'6") |
| Kitchen | 3.00m (9'10") x 3.00m (9'10") | En-suite | 2.20m (7'3") x 1.90m (6'3") |
| Sitting Room | 3.90m (12'10") x 3.60m (11'10") | Gross internal floor area (m ²): 120m ² | |
| Bathroom | 2.70m (8'10") x 2.40m (7'11") | EPC Rating: C | |
| Bedroom 1 | 3.60m (11'10") x 3.00m (9'10") | | |
| Bedroom 2 | 3.70m (12'2") x 3.20m (10'6") | | |

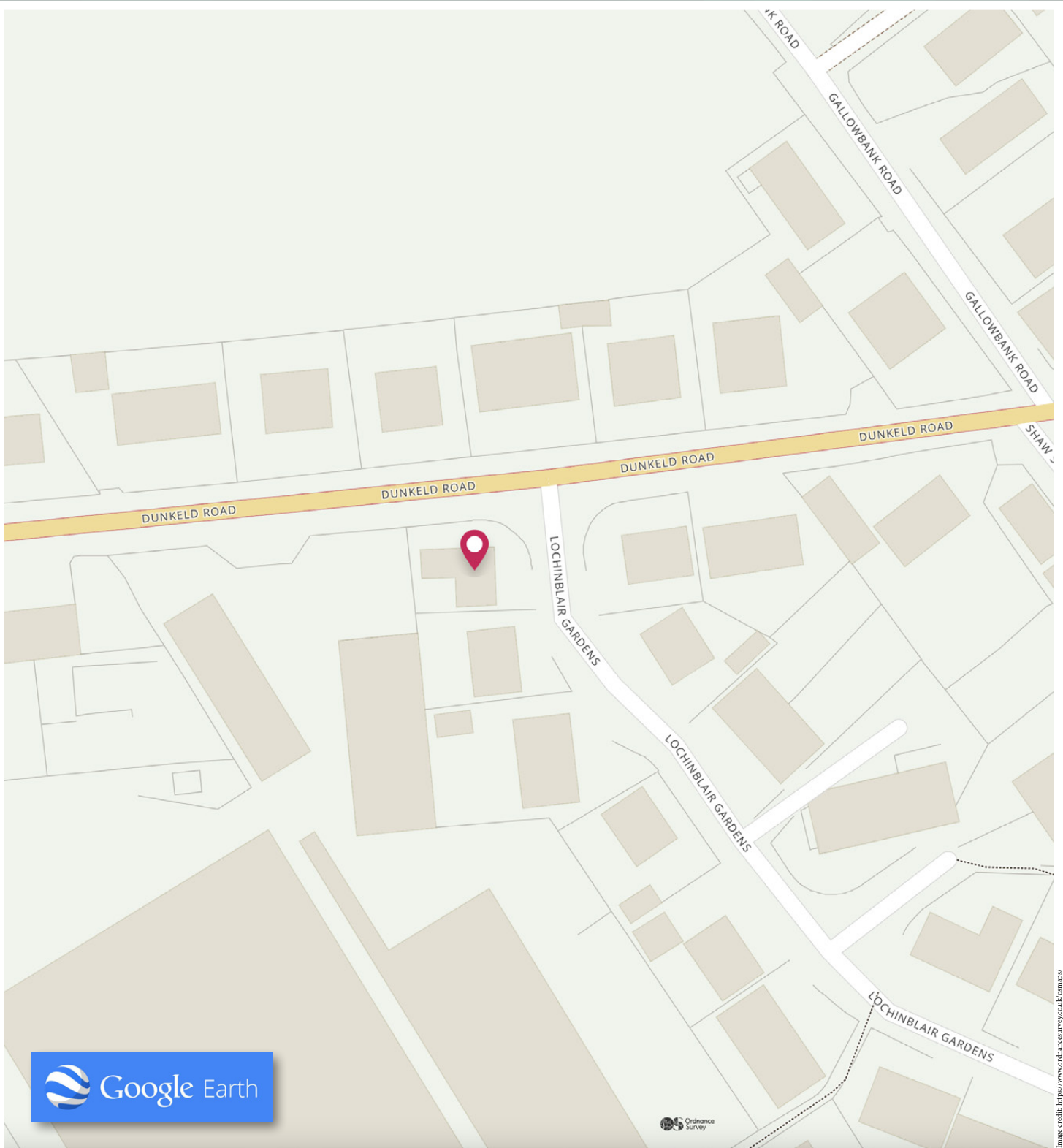




Blairgowrie and East Perthshire offer you landscapes of terrific variety; rolling fields of soft fruit, quiet glens, peaceful lochs, rushing rivers and the dramatic mountains of Glenshee. The successful cultivation of raspberries has made this area the Raspberry Capital of the World.

'Blair' as it is known locally, sits with its sister community Rattray on the banks of the River Erich, a major tributary of the River Tay considered to have outstanding salmon fishing. Sporting activities and natural heritage are among some of this area's attractions. The riverside itself has a well-interpreted woodland walk amidst spectacular scenery, including Cargill's Leap and children's play area. An idyllic picnic location! By the riverside you will also find an old corn mill, now Cargill's Visitor Centre, an antiques warehouse, a picture gallery and a bistro. 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 close proximity lie two beautiful lochs with woodland trail walks and fishing opportunities.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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