

An aerial photograph of a white, single-story house with a red-tiled roof. The house has a large front garden with a green lawn and a gravel driveway. A white car is parked in the driveway. To the right of the house, there are two small boats on a grassy area. The property is surrounded by a high hedge and a wooden fence. In the background, there are trees and other houses.

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Pinewood, Brucefield Road, Blairgowrie, PH10 6LA

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ESTATE & LETTING AGENTS

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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

#To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.





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Property Summary

Next Home are delighted to bring to the market this rare opportunity to purchase a 4 bedroom detached bungalow situated in a sought after area of Blairgowrie.

Pinewood is nestled in the most private location and sits on a substantial, south facing plot which offers privacy and potential to extend the property further.

The property is set over one level and comprises: Vestibule, a large L-Shaped entrance hall which gives access to all accommodation on offer and 2 storage cupboards; a bright and spacious lounge with dual aspect windows/patio doors allowing views and access to the garden and natural light to flood the room with a double sided feature wood-burning stove, dining room which gives access to the rear garden and the conservatory; breakfasting kitchen, utility room, 4 double bedrooms with the large principal bedroom benefiting from a modern 3 piece shower room suite; a modern family bathroom and a large office complete the property.

To the front of the property there is a large driveway that can fit multiple vehicles and this leads to a single, double length garage.

The gardens offer privacy with large beech hedges to the borders.

There is a wraparound garden that is mainly lawn for ease of maintenance with a large decking and patio area ideal for hosting in the summer months.

Gas central heating and double glazing throughout.



Key property features

- ✓ Rare to the market
- ✓ Large south facing plot
- ✓ Very private location
- ✓ 4 double bedrooms
- ✓ Principal en-suite
- ✓ Large office space
- ✓ Conservatory
- ✓ Ideal family home
- ✓ Popular residential area
- ✓ Approx. 0.75 acres













An aerial photograph of a suburban residential area, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is centered over the middle of the image.

Have a property to sell?

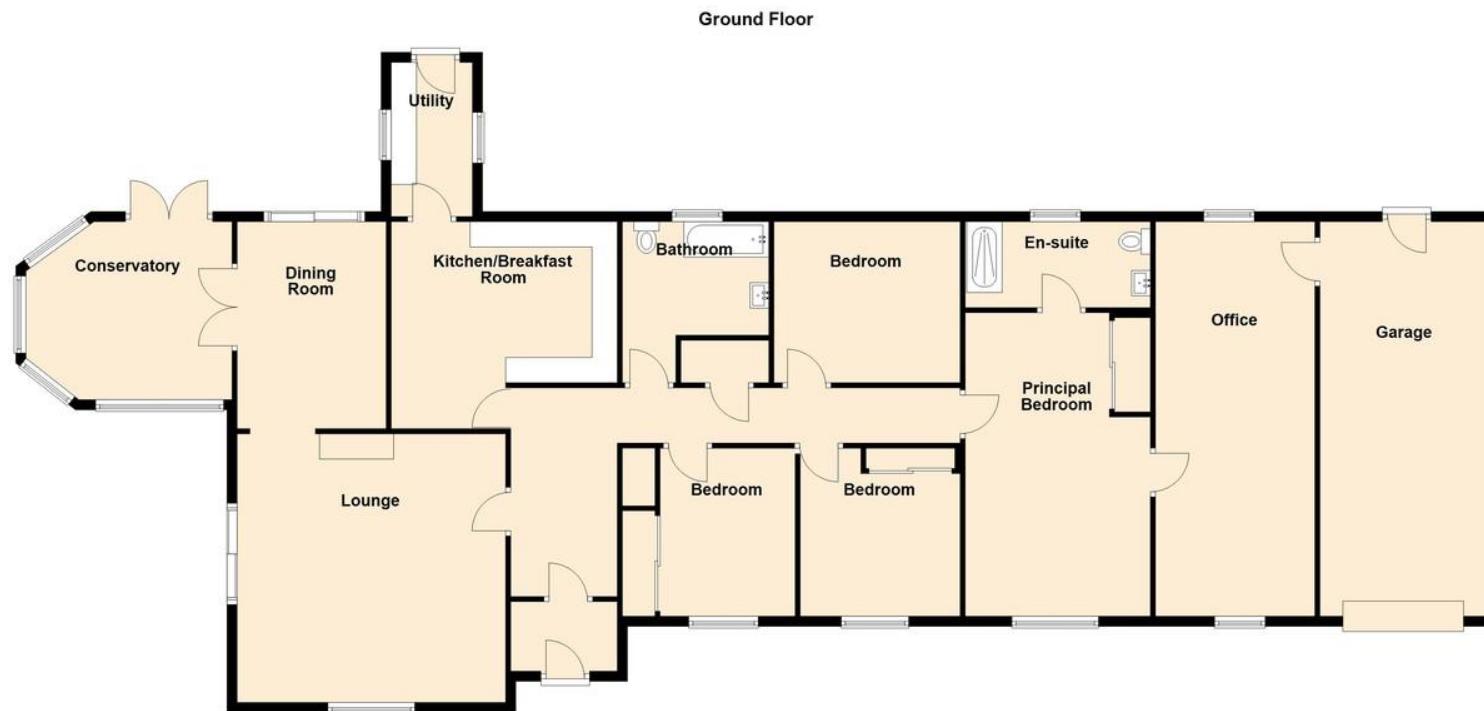
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

VESTIBULE

HALL

27' 6" x 5' 5" (8.38m x 1.65m)

LOUNGE

17' 5" x 17' 5" (5.31m x 5.31m)

DINING ROOM

13' 5" x 9' 8" (4.09m x 2.95m)

CONSERVATORY

13' 4" x 12' 3" (4.06m x 3.73m)

KITCHEN/BREAKFAST ROOM

12' 7" x 14' 8" (3.84m x 4.47m)

PRINCIPAL BEDROOM

17' 7" x 9' 6" (5.36m x 2.9m)

ENSUITE

9' 8" x 5' 2" (2.95m x 1.57m)

BEDROOM

12' 1" x 9' 1" (3.68m x 2.77m)

BEDROOM

10' 4" x 9' 5" (3.15m x 2.87m)

BEDROOM

9' 6" x 7' 8" (2.9m x 2.34m)

BATHROOM

9' 6" x 8' 4" (2.9m x 2.54m)

OFFICE

22' 9" x 10' (6.93m x 3.05m)

GARAGE

22' 9" x 9' 3" (6.93m x 2.82m)

UTILITY ROOM

8' 3" x 5' 3" (2.51m x 1.6m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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