



**The Four Gables Brown Street, Blairgowrie, PH10 6EX**  
**Offers over £269,950**





# The Four Gables Brown Street Blairgowrie, PH10 6EX

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- Notably generous detached home
- Large dual-aspect living room
- Freshly decorated
- Double glazing
- Peaceful location
- 4/5 bedrooms 1 en-suite
- Gas central heating
- Off-street parking & garage
- Low maintenance gardens
- Easy access to amenities

\*Home Report Value £290,000\* This notably generous 4/5 bedroom detached home is presented in move-in condition and enjoys a peaceful location on a quiet side street. Conveniently positioned within walking distance of the many amenities available within the town, this light and spacious home has been freshly painted and carpeted and is further enhanced by plentiful storage space. It also features gas central heating, double glazing, off-street parking, a garage and low maintenance garden grounds.

On the ground floor there is a welcoming entrance hallway, a large dual-aspect living room, a sitting room/5th bedroom, a separate dining room, a shower room, kitchen, utility room and a rear hallway giving internal access into the garage. Onto the first floor there is a bathroom, a large master bedroom with en-suite shower room and walk in wardrobe, and three additional bedrooms. To the front of the property there is a low maintenance garden with mature tree and shrubs and a gated driveway leading to the garage. The garden to the rear has also been designed for ease of maintenance and features some decorative planting, a large slabbed patio, stone chips and a greenhouse. It also enjoys a very high degree of privacy.



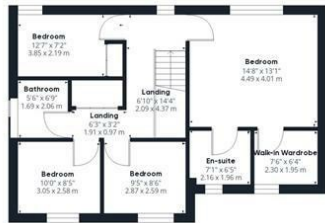
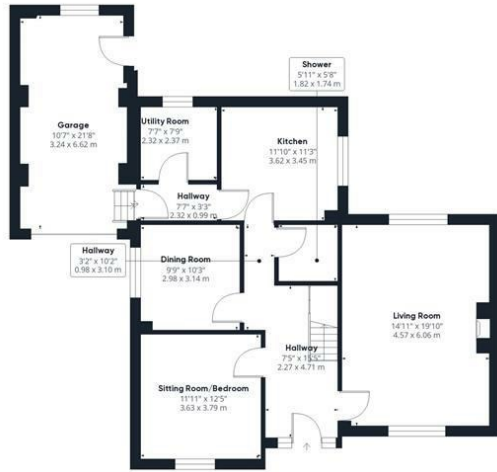


## Location

Local amenities are available within walking distance, including a supermarket, schooling, regular bus service and various local shops and cafes. The property is also well placed for the daily commuter, with excellent transport links to Perth, Dundee and nearby cities.





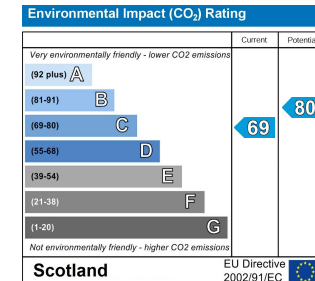
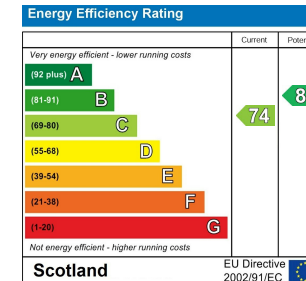


Approximate total area<sup>(1)</sup>  
 1877.4 ft<sup>2</sup>  
 174.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

