



1 Hazel Place, Blairgowrie, PH10 6TQ
Offers over £285,000

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1 Hazel Place Blairgowrie, PH10 6TQ

- Detached family villa
- Two reception rooms
- Double glazing
- Generous rear garden
- Plentiful storage space
- Four bedrooms
- Gas central heating
- Bright conservatory
- Parking & double garage
- Sought-after street

This generously proportioned 4 bedroom detached villa is located on a sought-after street within the Perthshire town of Blairgowrie. Boasting a generous and very private rear garden, this attractive family home benefits from plentiful storage space throughout. It also features gas central heating, double glazing, off-street parking and a double garage.

On the ground floor there is an entrance vestibule, reception hallway, cloakroom WC, spacious living room, a bright conservatory, a formal dining room, a dining kitchen and utility room. On the 1st floor there is a family bathroom and four bedrooms. To the front of the property there is a driveway leading to the garage equipped with power and lighting, and an area of professionally landscaped, low maintenance garden stocked with some mature plants and shrubs. The garden to the rear enjoys high degree of privacy and features an area of decking with space for seating, a large area of lawn and mature hedging to the boundaries.

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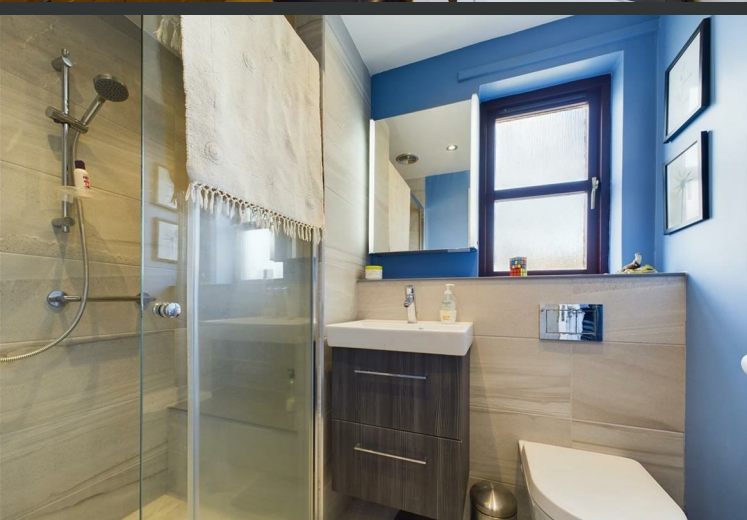
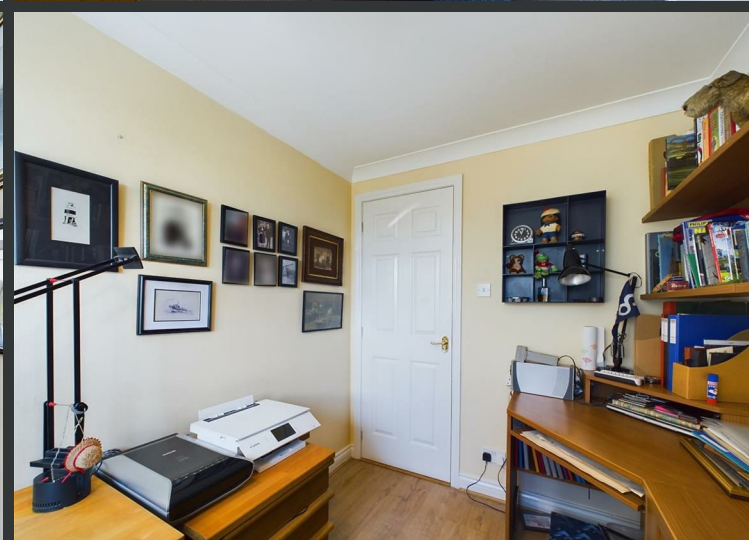
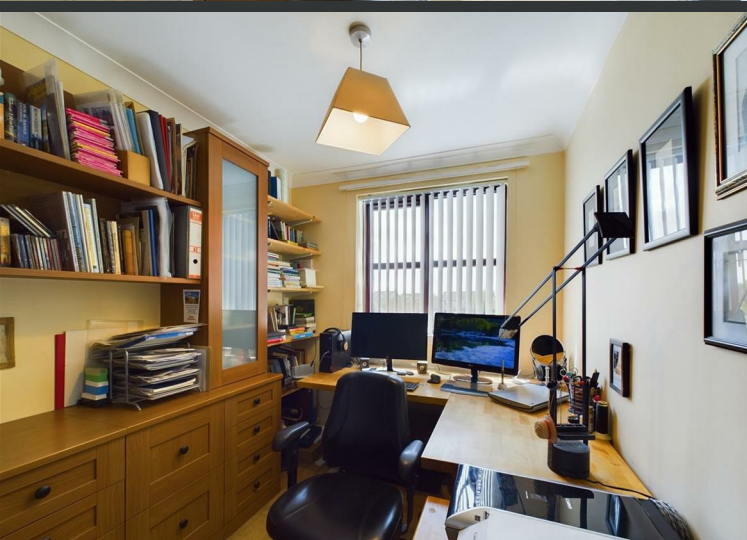


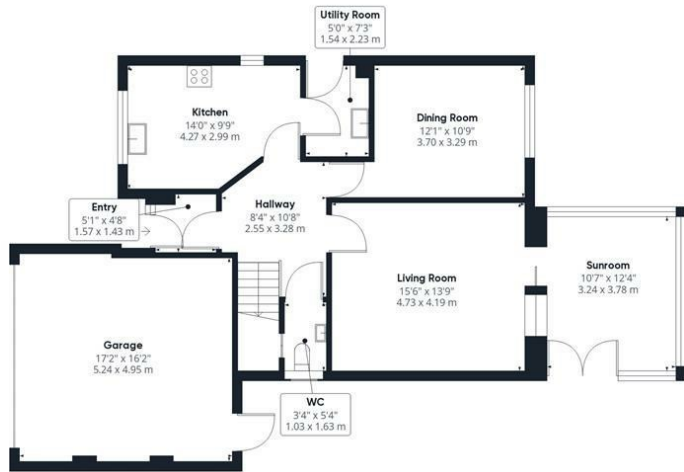


Location

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.







Ground floor



Floor 1

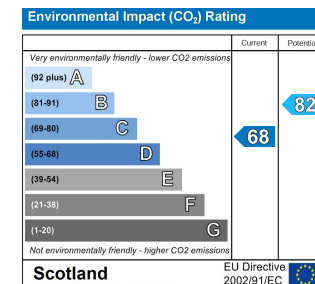
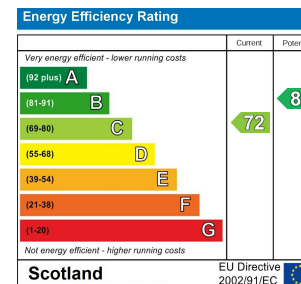
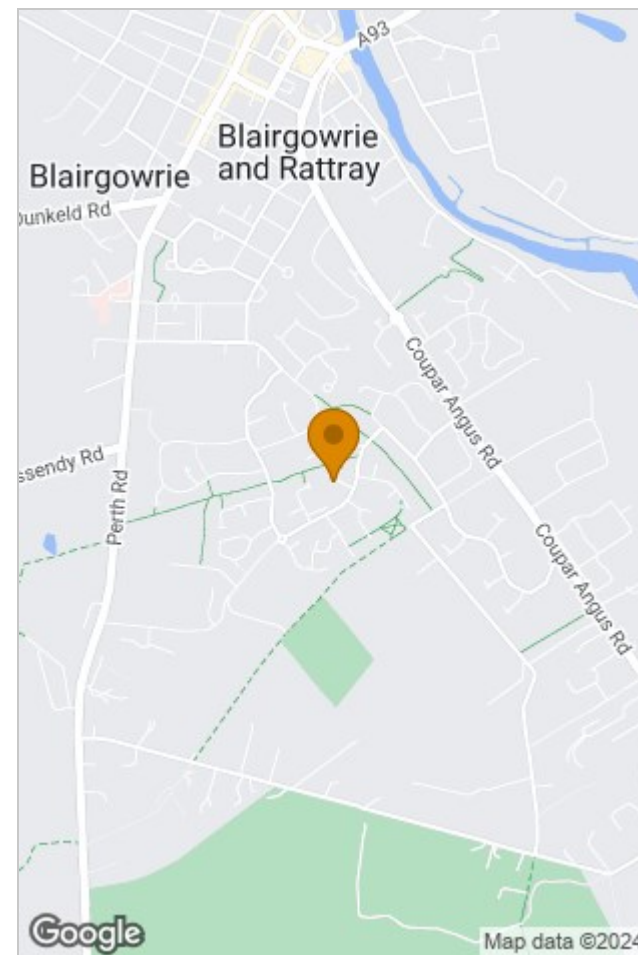


Approximate total area⁽¹⁾
1708.92 ft²
158.76 m²

(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.

