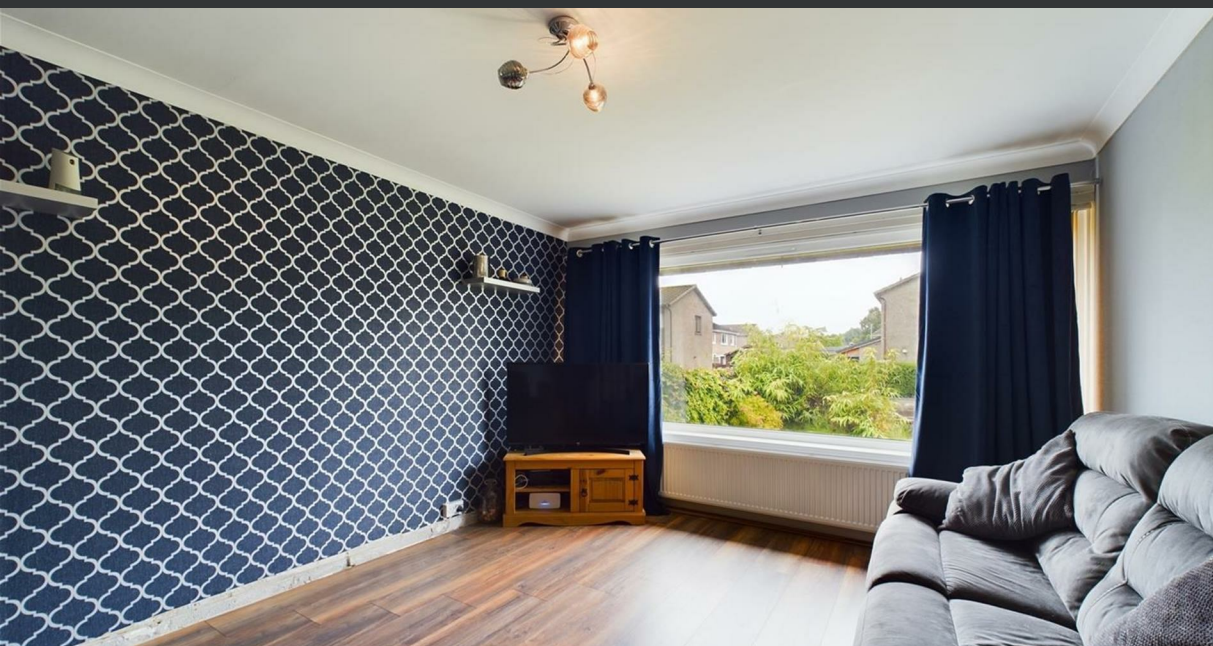




20 Manor Gardens, Blairgowrie, PH10 6JS
Offers over £245,000

 4  2  1  D



20 Manor Gardens Blairgowrie, PH10 6JS

- Detached family villa
- Spacious living room
- Gas central heating
- Generous garden grounds
- Plentiful parking & garage
- 4 double bedrooms
- Dining kitchen
- Double glazing
- Peaceful location
- Easy access to amenities

Welcome to 20 Manor Gardens in the charming town of Blairgowrie. This lovely detached house offers a perfect blend of space, comfort, and tranquillity. With four spacious bedrooms and two bathrooms, there is ample room for the whole family to unwind and enjoy. The property boasts generous garden grounds, providing a pleasant setting for outdoor activities or a peaceful retreat after a long day. Parking will never be an issue with plenty of space available, along with a detached garage for added convenience.

One of the standout features of this property is the excellent store space, ensuring that you have ample room to organise and store your belongings efficiently. The well-proportioned room sizes further enhance the appeal of this lovely home, offering a comfortable and airy atmosphere throughout. Located in a peaceful area, Manor Gardens offers a serene environment away from the hustle and bustle.

Offers over £245,000



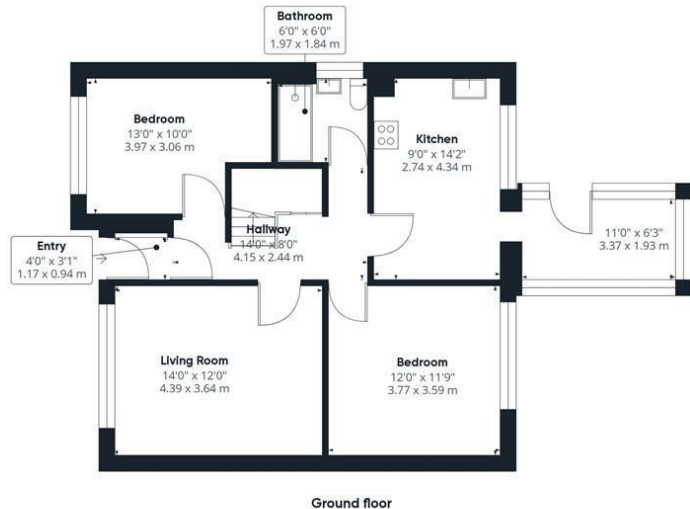


Location

Local amenities are available within walking distance, including supermarkets, 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^m

1196.52 ft²
111.16 m²

Reduced headroom

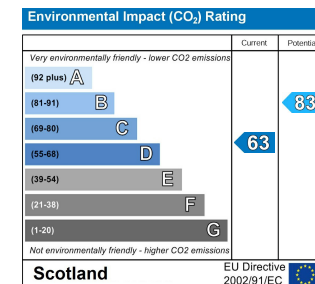
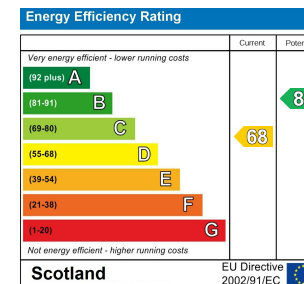
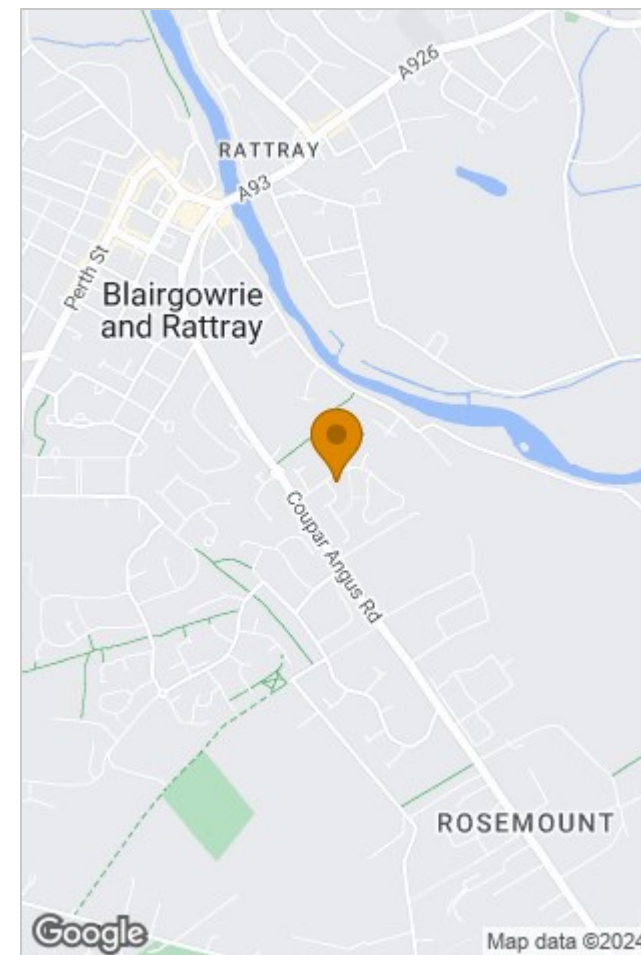
44.56 ft²
4.14 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



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.

