



6 Ferguson Park, Blairgowrie, PH10 7AT  
Offers over £120,000







## 6 Ferguson Park Blairgowrie, PH10 7AT

- Attractive terraced home
- Generous living room
- Private balcony
- Accommodation over three floors
- Move-in condition
- Three bedrooms
- Dining kitchen
- Very private garden
- Easy access to amenities
- Modern shower room

Welcome to this attractive terraced home located in Ferguson Park. This property boasts a generous living space with one reception room, three bedrooms, breakfasting kitchen and a well-maintained shower room, perfect for a small family or those looking for a peaceful retreat.

The accommodation is spread over two floors, offering a sense of space and privacy. The low maintenance garden is ideal for those who enjoy outdoor relaxation without the hassle of extensive upkeep. This house is in move-in condition, meaning you can settle in effortlessly and start creating new memories right away and offers a warm and inviting atmosphere that is sure to make you feel right at home.

Offers over £120,000





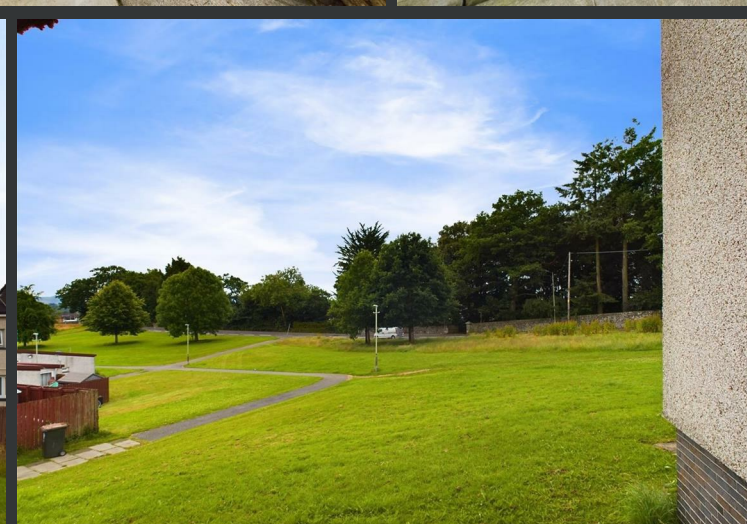


## Location

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 towns and villages.











Ground floor



Floor 1



Approximate total area<sup>™</sup>

857.13 ft<sup>2</sup>  
79.63 m<sup>2</sup>

Reduced headroom

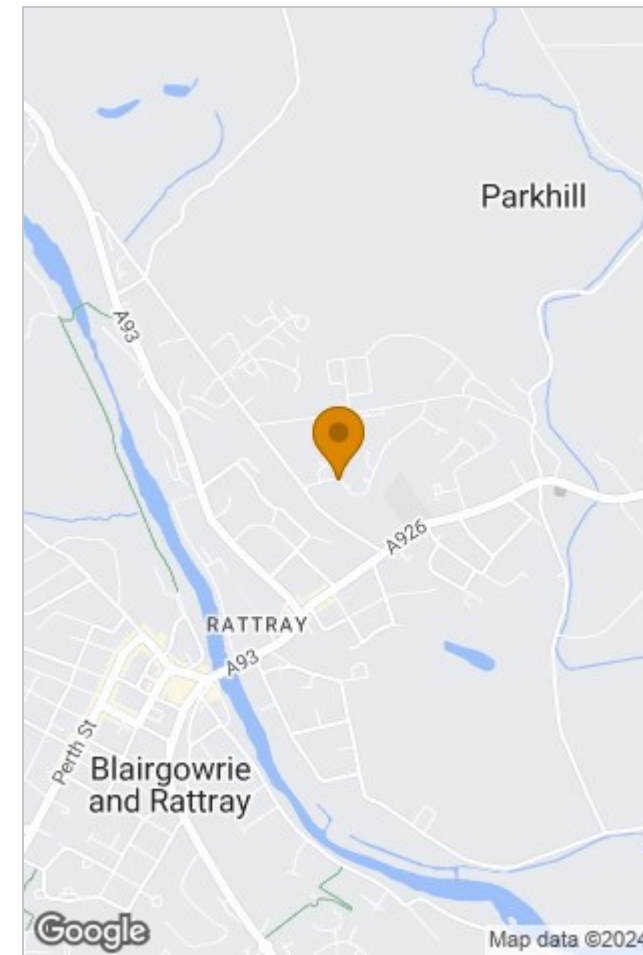
2.05 ft<sup>2</sup>  
0.19 m<sup>2</sup>

(1) Excluding balconies and terraces.

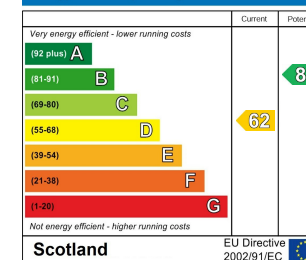
☒ Reduced headroom  
(below 1.5m/4.92ft)

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

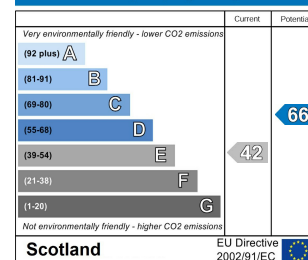
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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.

