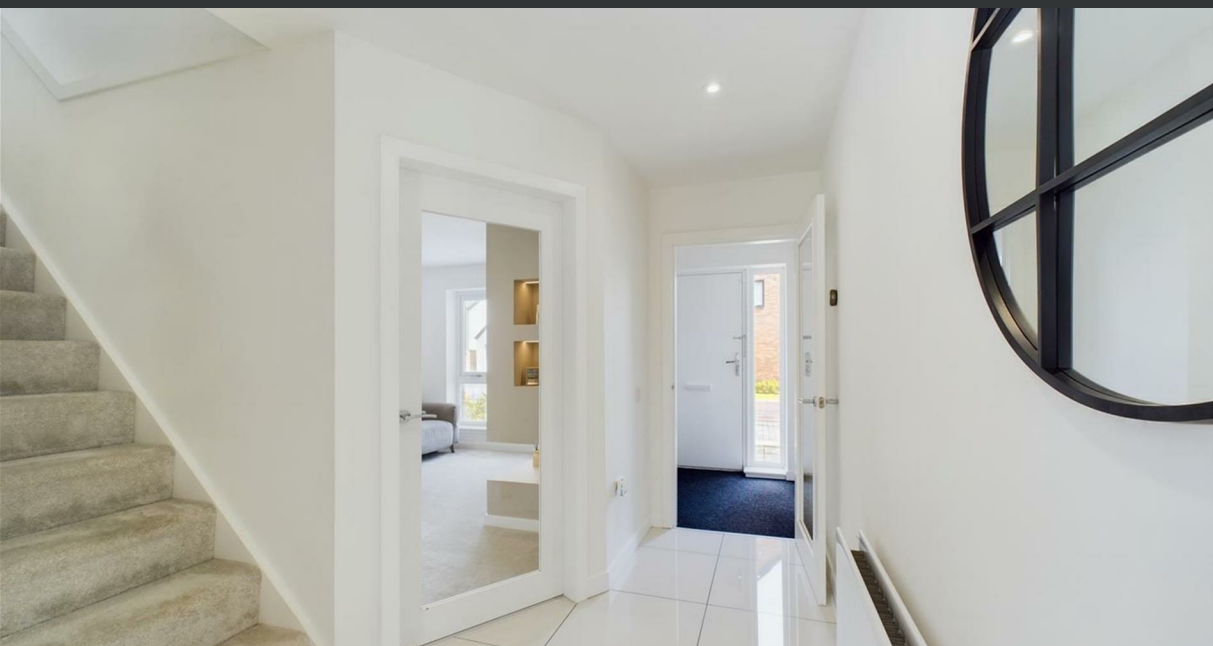




2 Newhill Way, Blairgowrie, PH10 6FL  
Offers over £274,950

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## 2 Newhill Way Blairgowrie, PH10 6FL

- Modern detached villa
- Highly energy efficient
- Off-street parking & garage
- Gas central heating
- Good storage space
- 4 bedrooms 1 en-suite
- Very private rear garden
- Immaculate condition
- Double glazing
- Bright dining kitchen

Welcome to 2 Newhill Way in Blairgowrie - a stunning detached home that offers the perfect blend of comfort and style. This fabulous property boasts a spacious layout with a bright living room, stylish dining kitchen, four bedrooms, and two bathrooms, providing ample space for a growing family or those who love to entertain. As you step inside, you'll be greeted by a bright and airy interior that is sure to uplift your spirits. The house is impeccably maintained, showcasing a modern design that is both elegant and inviting. With good storage space, you can keep your belongings neatly organized, making daily life a breeze.

One of the standout features of this property is its highly energy-efficient design, which not only helps the environment but also saves you money on utility bills. Additionally, the very private rear garden offers a peaceful retreat where you can relax and unwind in complete seclusion. Whether you're looking for a family home or a place to host gatherings with friends, this house ticks all the boxes. Don't miss out on the opportunity to own a home that combines comfort, style, and practicality in one immaculate package.

Offers over £274,950



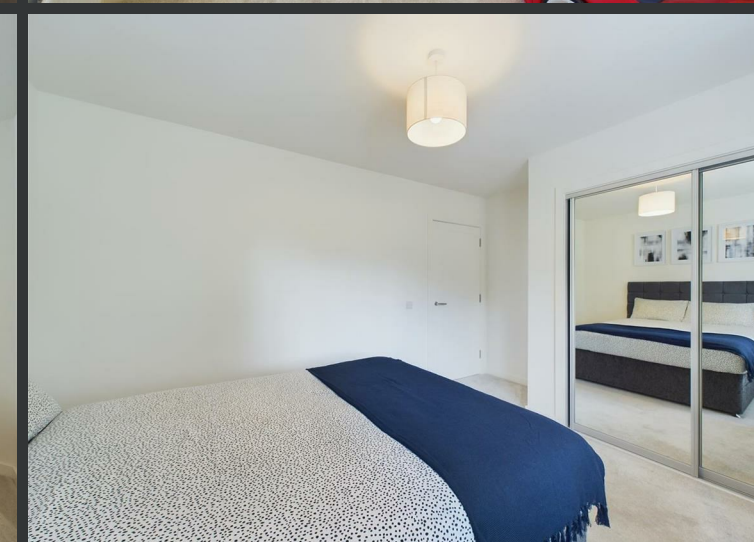


## Location

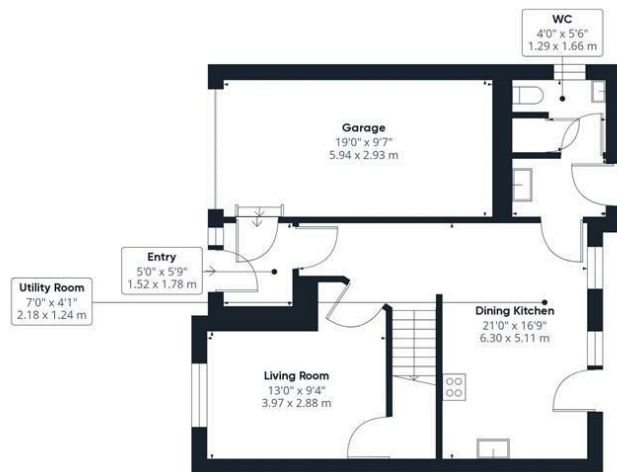
Local amenities are available within walking distance, including supermarkets, schooling, regular bus service and various local shops and cafes. The property is also well placed for the daily commuter, with excellent transport links to Perth, Dundee and nearby cities.











Ground floor



Floor 1

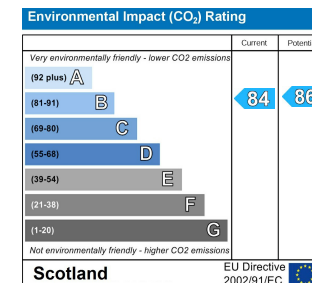
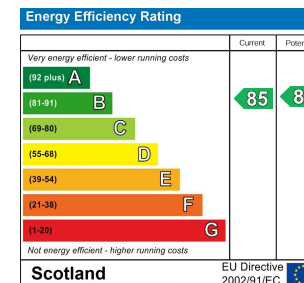
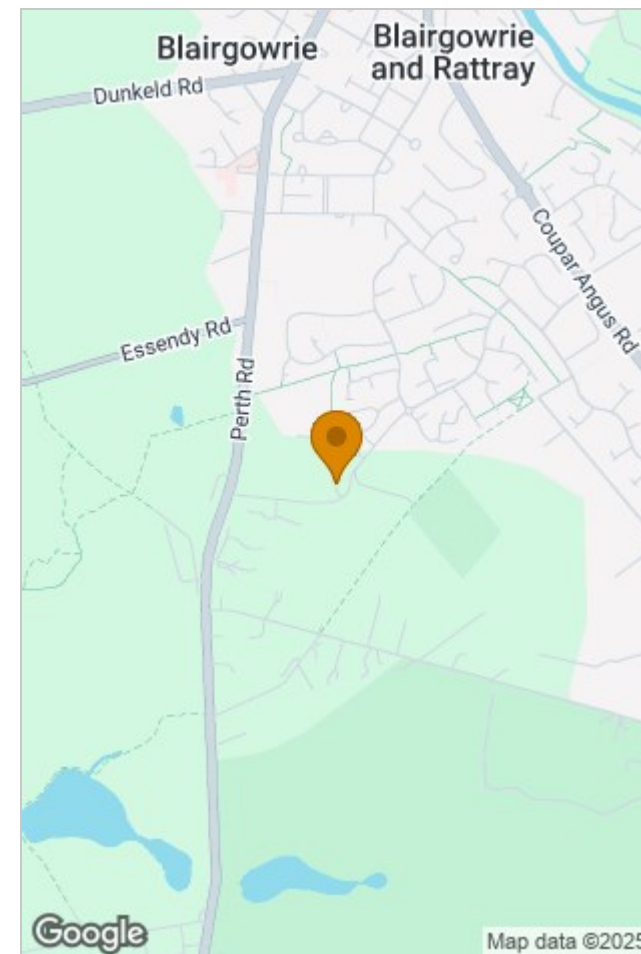


Approximate total area<sup>(1)</sup>  
1379.61 ft<sup>2</sup>  
128.17 m<sup>2</sup>

(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.

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.