



12 Heath Park Road, Blairgowrie, PH10 6FP  
Fixed Price £325,000

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# 12 Heath Park Road Blairgowrie, PH10 6FP

- Modern new build home
- Stylish dining kitchen
- Off-street parking & garage
- Generous rear garden
- Luxury flooring pack included
- Four bedrooms
- Bathroom, en-suite & WC
- Gas central heating & double glazing
- Highly energy efficient
- Attractive views

Welcome to 12 Heath Park Road in Blairgowrie—a newly-built, detached gem that's ready for you to call home. Built by highly regarded local builders GS Brown, this beautifully crafted property boasts a top-tier finish and quality fixtures throughout, promising both style and comfort in every corner. With a spacious living room, impressive dining kitchen, four well-sized bedrooms, and two stylish bathrooms, this home is ideal for families or those who love to entertain.

Step outside, and you'll find a standout feature—a generous, freshly turfed and landscaped rear garden, perfect for relaxing on sunny afternoons or hosting lively barbecues with friends and family. Inside, you'll appreciate the ample storage options designed to keep your living space clutter-free and organized, so everything has its place. Beyond its visual appeal, this home is highly energy-efficient, helping you cut down on utility bills while being mindful of the environment. Imagine coming home to a cosy, warm space each winter, knowing your comfort is matched by your eco-consciousness. If you're searching for a modern, spacious, and sustainable home in a sought-after location, this property on Heath Park Road is ready to welcome you.

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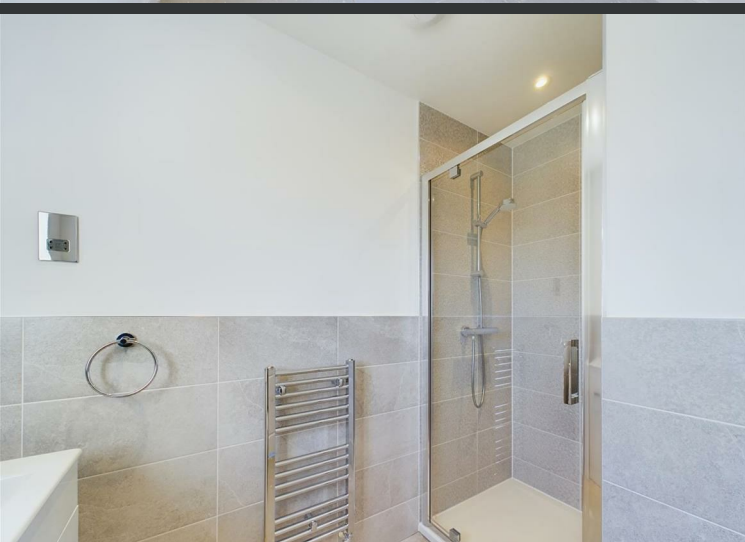


## Location

Blairgowrie lies in the heart of northern Perthshire offering access to some of the finest shooting, salmon fishing and other outdoor pursuits. There are numerous quality golf courses within easy reach including the famous Rosemount and Landsdowne courses on Golf Course Road itself. This property offers easy access to all that this part of Perthshire has to offer, and yet is only 20 minutes drive from both the major cities of Perth and Dundee. The central belt can be easily reached in approximately one hours drive and Edinburgh airport is approximately one hour away. There is also a local bus stop very close by and easy access to the various shops, cafes, supermarkets and schooling within the town.









Ground floor



Floor 1



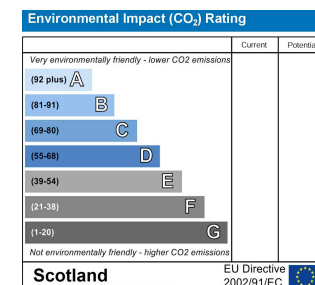
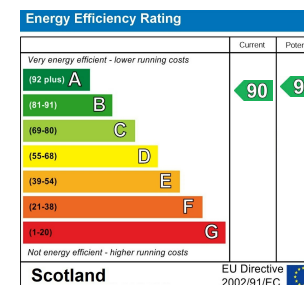
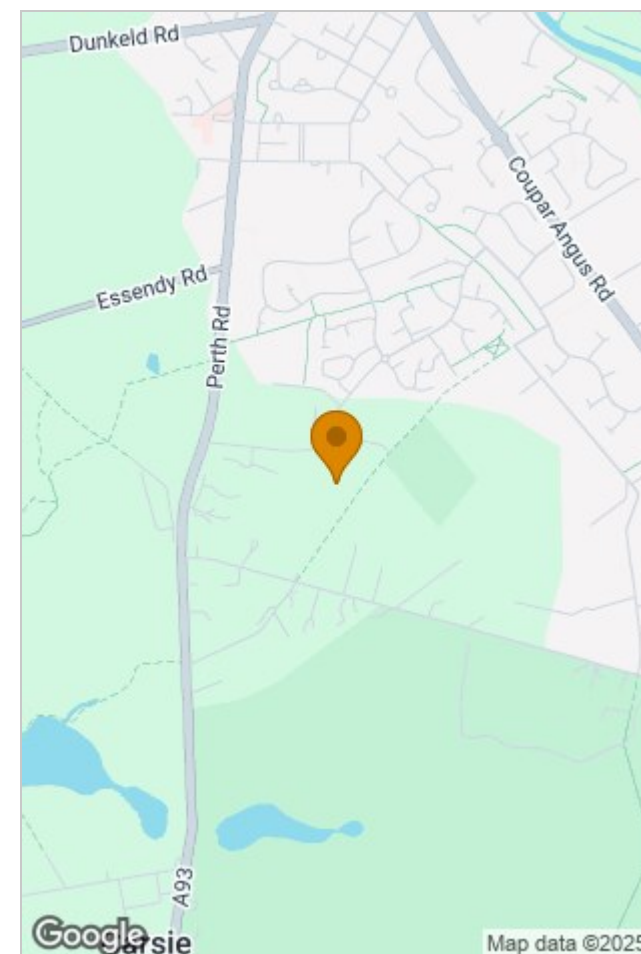
Approximate total area<sup>(1)</sup>  
140sqm  
1506sqft

(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.

Calculations are based on RICS IPMS 3C standard.

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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.