



17 Lochinblair Gardens, Blairgowrie, PH10 6GA

Offers over £280,000



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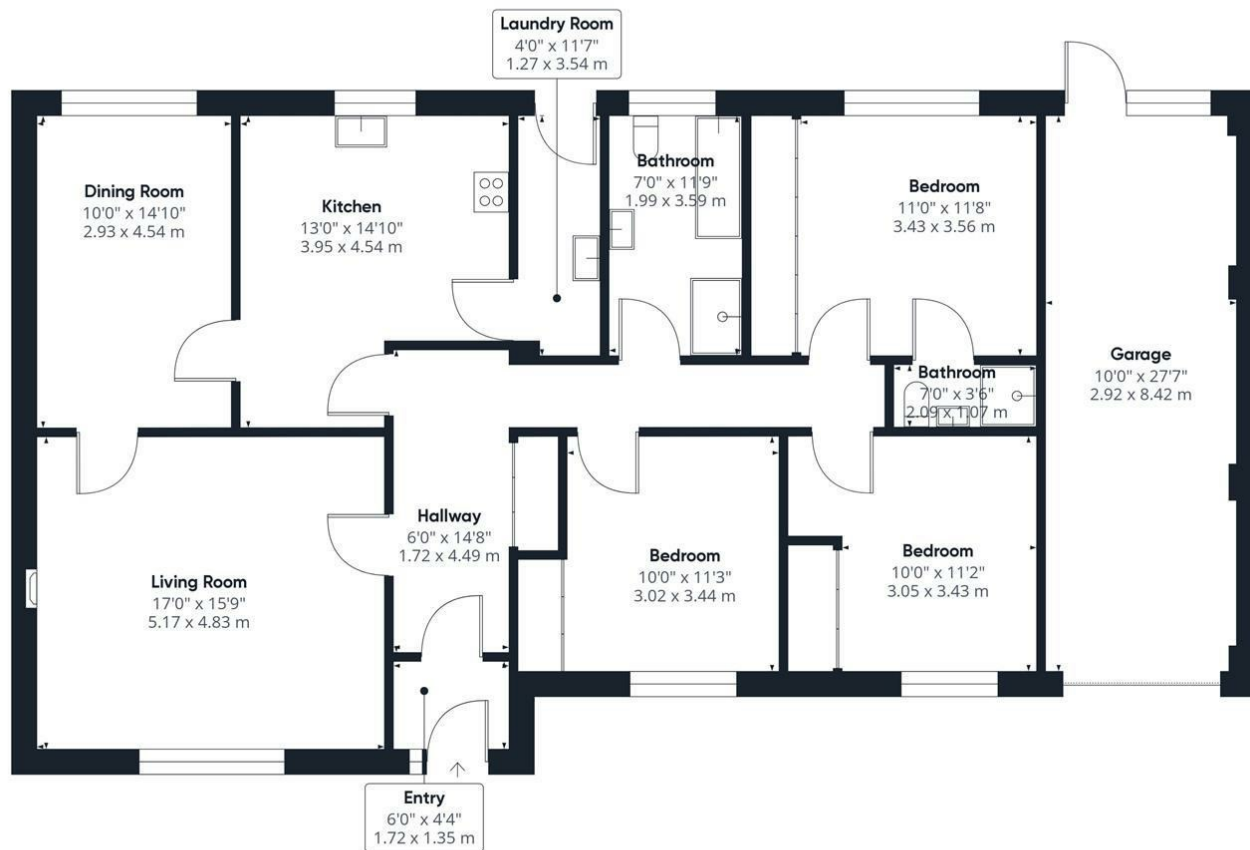
Welcome to 17 Lochinblair Gardens, Blairgowrie - a deceptively spacious detached bungalow that offers a peaceful retreat in a tranquil cul-de-sac location. This delightful property boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

Upon arrival, you will be pleased to find parking for up to four vehicles, ensuring convenience for both residents and guests. The property itself is presented in excellent condition, ready for you to move in and make it your own. The spacious accommodation offers a perfect blend of modern comfort and traditional charm, making it an ideal home for families or those seeking a peaceful abode. One of the highlights of this property is its very private gardens, providing a serene outdoor space where you can relax and unwind. Whether you enjoy gardening or simply appreciate a quiet outdoor retreat, these gardens offer a perfect sanctuary for you to enjoy.

- Spacious detached bungalow
- Generous living room
- Dining room
- Gas central heating
- Peaceful cul-de-sac
- 3 double bedrooms 1 en-suite
- Dining kitchen
- Plentiful parking & garage
- Double glazing
- Excellent storage space





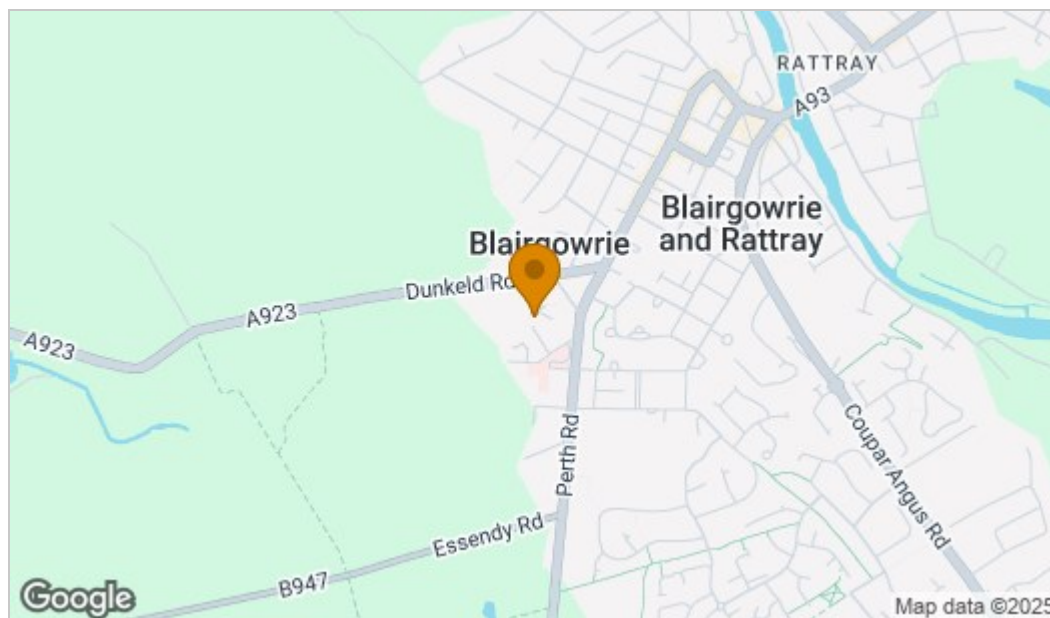


Approximate total area⁽¹⁾
1613.19 ft²
149.87 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

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.

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