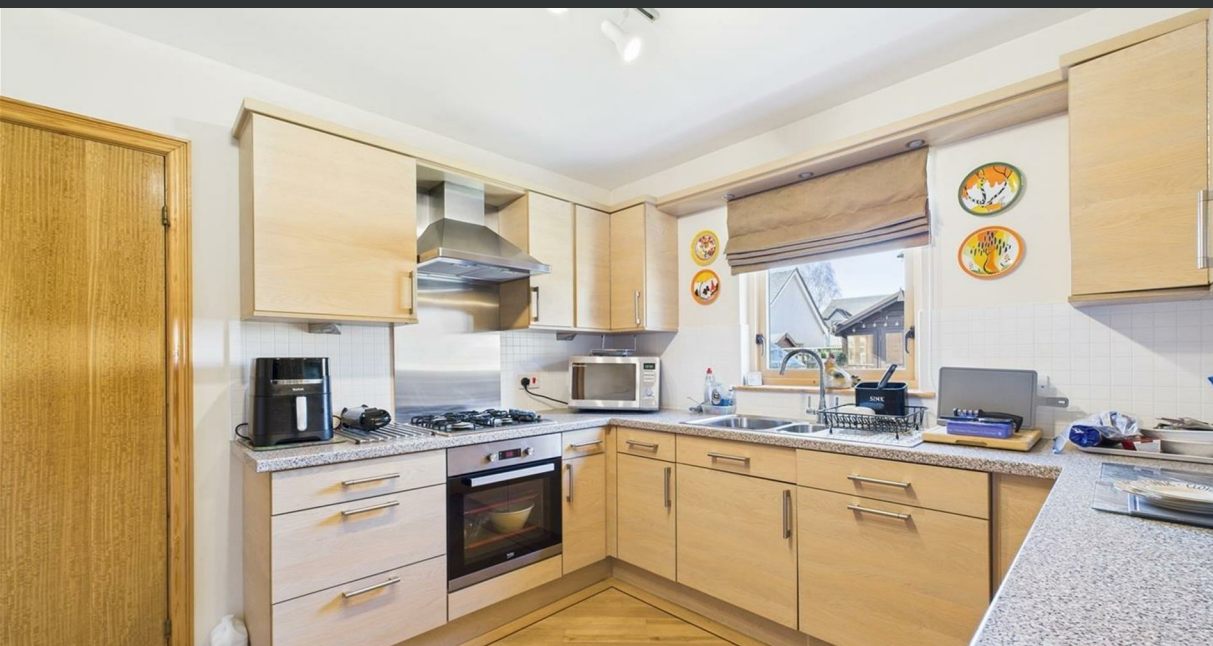




8 Franklin Street, Blairgowrie, PH12 8SZ
Offers over £285,000

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8 Franklin Street Blairgowrie, PH12 8SZ

- Detached four-bedroom family home
- Separate dining room with garden access
- Principal bedroom with en-suite
- Garage & off-street parking
- Ample storage space
- Spacious lounge with dual aspect windows
- Dining kitchen
- Family bathroom & WC
- Generous rear garden
- Peaceful village setting with countryside views

Nestled within the charming village of Ardler, this impressive four-bedroom detached home offers generous space, tasteful interiors and beautifully maintained gardens – ideal for family living. The accommodation flows effortlessly across two levels, beginning with a welcoming hallway leading to a spacious lounge with dual aspect windows, allowing natural light to flood the room. A separate dining room opens out to the garden, perfect for entertaining or family meals. The dining kitchen features plenty of cabinetry and ample worktop space, with an adjoining utility room and WC for added convenience. Upstairs, there are four well-proportioned bedrooms, including a principal with built-in wardrobes and en-suite shower room. A modern family bathroom completes the upper level.

Externally, the front and rear gardens are a delight – with lush lawn, mature planting, patio areas, greenhouse and a charming summer house providing the ideal spot for relaxation. A driveway and garage add further appeal. Well-presented and ready to move into, this wonderful home is perfect for growing families looking for rural tranquillity without compromising on space or convenience.

Offers over £285,000

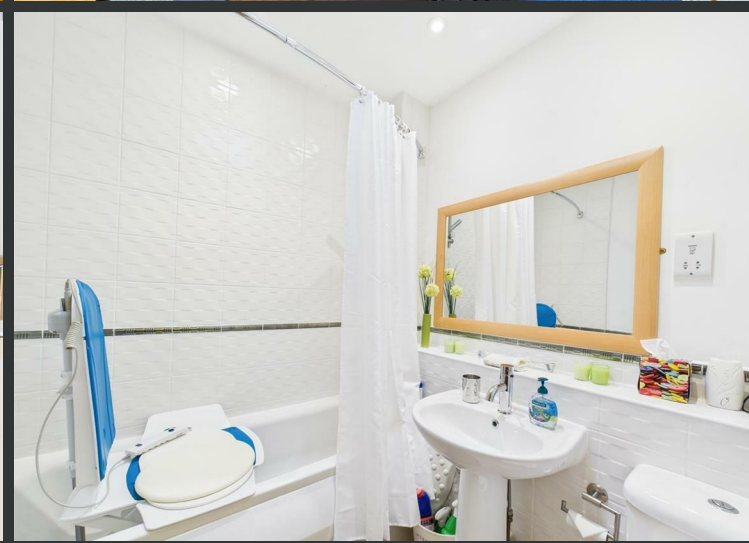
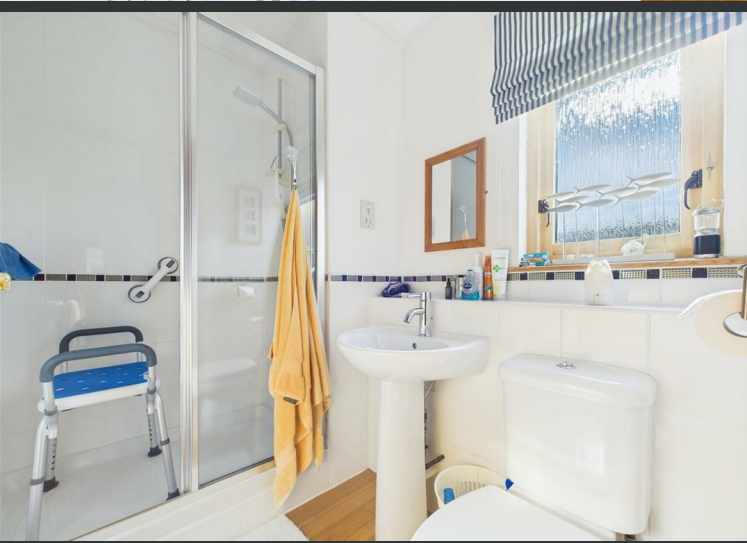




Location

Set within the tranquil village of Ardler, just a short drive from Blairgowrie, 8 Franklin Street enjoys a peaceful semi-rural setting with a close-knit community feel. The surrounding area boasts rolling countryside, scenic walks and access to nearby golf courses and outdoor pursuits. Despite its rural charm, the location is within easy reach of Blairgowrie's shops, schools and amenities, while Dundee and Perth are also easily accessible for commuting. Ardler offers an ideal balance of village living and connectivity, making it a desirable choice for families and professionals seeking a quieter lifestyle without being isolated.







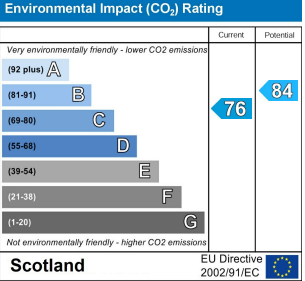
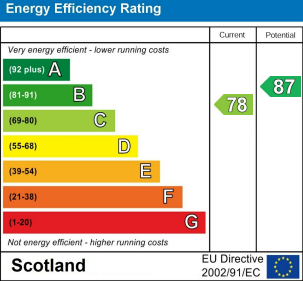
Approximate total area⁽¹⁾
1458 ft²
135.5 m²

(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.

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.

