



8 Clova Avenue, Blairgowrie, PH10 6UQ
Offers over £225,000

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- Detached 3-bedroom family home
- Well-sized kitchen with garden outlook
- Bright and stylish wetroom
- Private front and rear gardens
- Quiet residential area
- Spacious living room & dining area
- Two double bedrooms plus one single
- Excellent storage throughout
- Garage and driveway
- Potential to modernise and add value

Situated in a peaceful residential area, 8 Clova Avenue is a bright and spacious three-bedroom detached family home offering excellent potential and a flexible layout across two floors. Well maintained and neatly presented, it's ideal for those looking to put their own stamp on a quality home in a sought-after Blairgowrie location.

The ground floor welcomes you with a generous entrance hallway and staircase, leading into a large living room and dining area to the rear with full-height windows offering garden views and fantastic natural light. The kitchen is well-proportioned and functional, with scope for updating, and conveniently placed beside the attached garage. The upper level hosts three well-proportioned bedrooms—two spacious doubles and a comfortable single—all featuring built-in storage. For added convenience, there's a partially floored attic, which adds even more practical storage space. A bright and stylish wet room completes the upper level, offering a modern and practical finish. Outside, the property benefits from a lovely front garden with lawn and roses, and a fully enclosed rear garden, which is mostly low-maintenance gravel with mature shrubs—perfect for outdoor relaxation or easy upkeep. The garage and private driveway provide ample parking and storage space. This home presents a superb opportunity for families, downsizers, or investors looking for a well-located property with lots of potential to personalise.

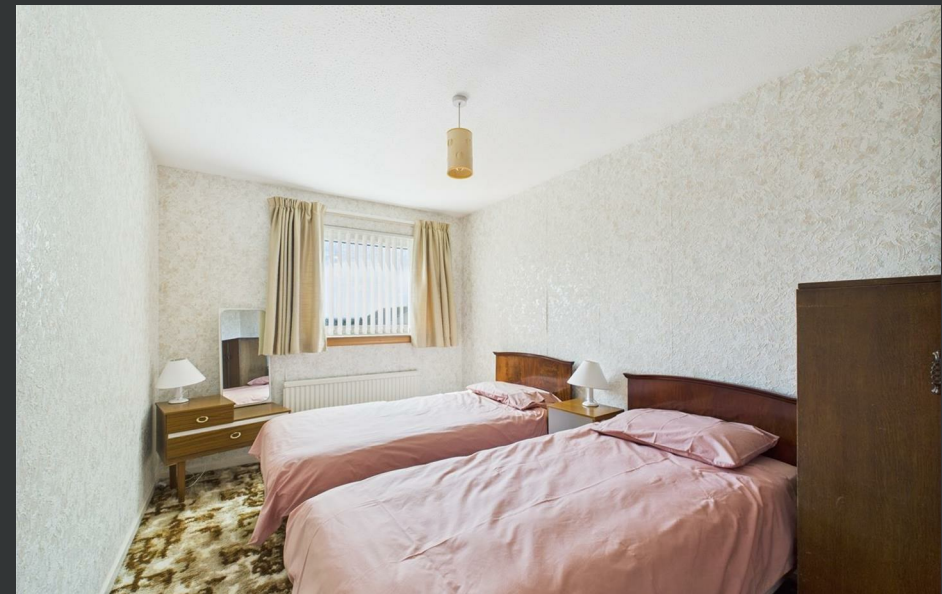
Offers over £225,000



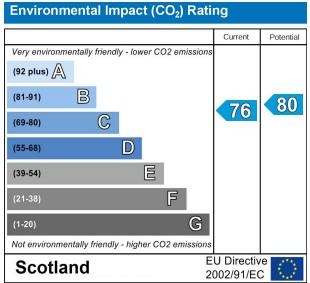
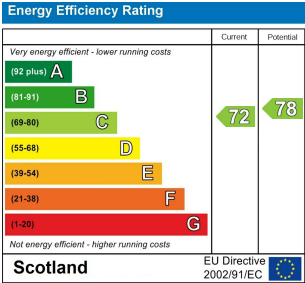
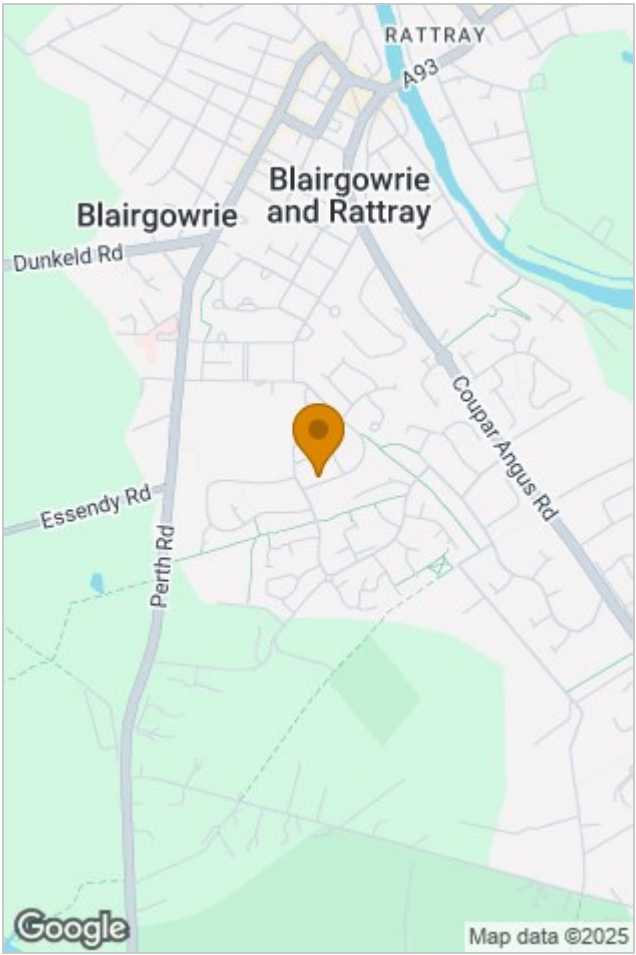


Location

Clova Avenue is set within a peaceful and established residential area of Blairgowrie, a charming Perthshire town known for its community feel, scenic walks, and local amenities. Residents benefit from nearby shops, schools, medical facilities, and public transport links, all within easy reach. The town centre offers a mix of independent retailers, cafés, and services, while outdoor lovers enjoy the proximity to the River Erich and surrounding countryside. Excellent road connections allow for easy commuting to Perth, Dundee, and further afield. Whether you're looking for a relaxed pace or great family convenience, this location has it all.







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.