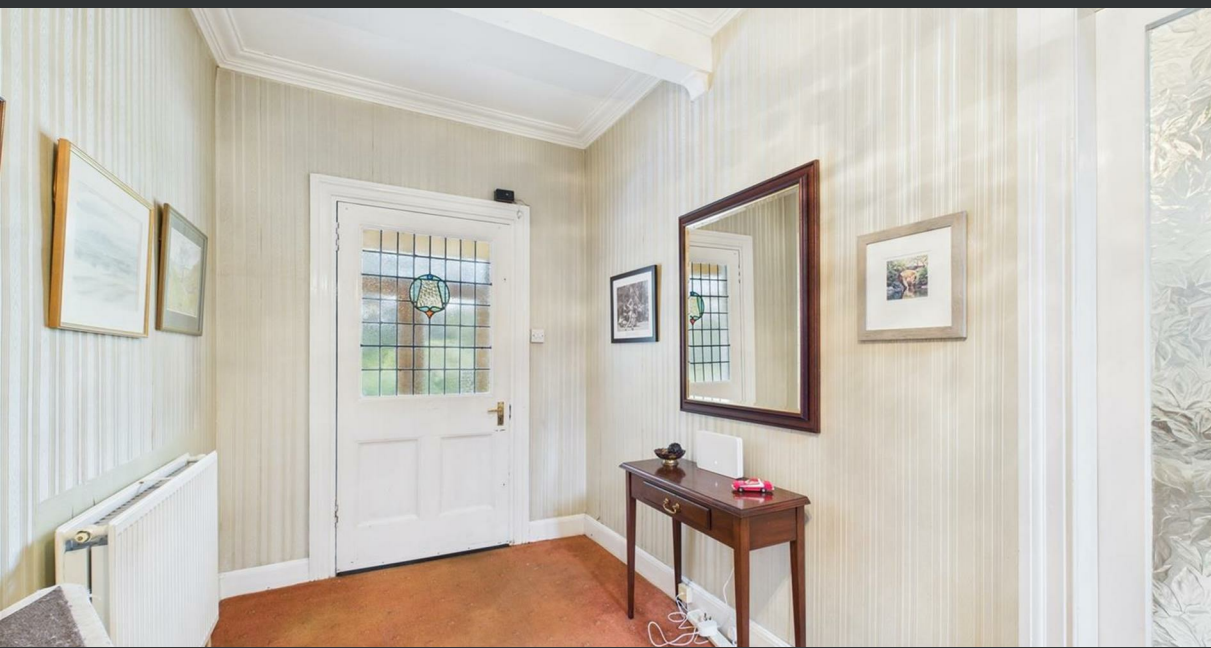




Broompark Perth Road, Blairgowrie, PH10 6EN  
Offers over £345,000

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# Broompark Perth Road Blairgowrie, PH10 6EN

- Three double bedrooms + home office
- Separate dining room and second sitting room
- Period features throughout
- Over 2,000 sq ft of living space
- Peaceful yet central Blairgowrie location
- Elegant bay-windowed living room
- Generous breakfasting kitchen
- Mature wraparound gardens
- Garage with driveway
- Huge potential for modernisation

Nestled amidst generous mature gardens on the edge of Blairgowrie, Broompark is a handsome detached Victorian villa offering a rare opportunity to own a substantial family home with timeless character and charm. This three-bedroom property boasts over 2,000 sq ft of flexible accommodation, brimming with period features such as deep skirting boards, panelled bay windows, ornate cornicing, and traditional fireplaces.

The ground floor features two spacious reception rooms, a separate dining room, and a large breakfasting kitchen. Natural light floods the interiors, particularly in the elegant living room with its impressive bay window overlooking the garden. Also on the ground level is a WC, utility room and storage cupboards. Upstairs, three generously sized bedrooms offer garden views and comfortable family living, accompanied by a shower room, a separate WC, and a useful home office or fourth bedroom. While the interiors would benefit from some modernisation, the layout and scale provide immense potential for personalisation.

Externally, the surrounding gardens are beautifully mature, well-screened, and planted with a variety of shrubs and trees, offering both privacy and inviting outdoor space for relaxation or play. A driveway provides ample parking alongside a generously sized garage, with the garage doors opening onto the rear driveway and garden. This grand yet welcoming home offers a tranquil lifestyle with countryside on your doorstep while remaining just a short stroll from Blairgowrie's shops, cafés, and amenities.

Offers over £345,000



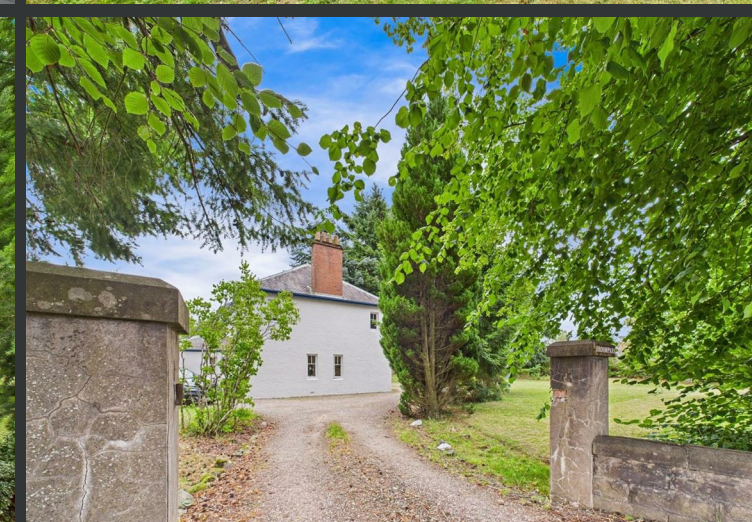




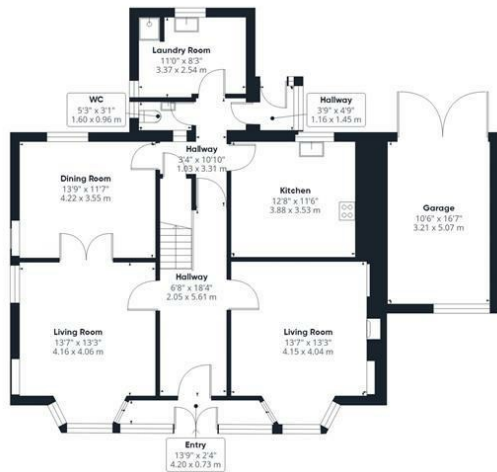
## Location

Situated on Perth Road, Broompark enjoys a prime Blairgowrie location, offering the perfect balance of tranquility and convenience. Blairgowrie is a bustling Perthshire town known for its riverside walks, independent shops, and strong sense of community. Residents benefit from easy access to local primary and secondary schools, golf courses, and countryside adventures including the Cateran Trail. Commuting is straightforward, with Perth just 30 minutes away and Dundee reachable in under 45 minutes. Whether you seek peaceful surroundings or town-centre amenities, Broompark places it all within reach, making it ideal for families, retirees, or anyone wanting the charm of a countryside town lifestyle.

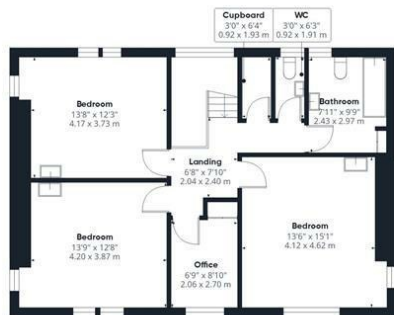








Ground floor



Floor 1

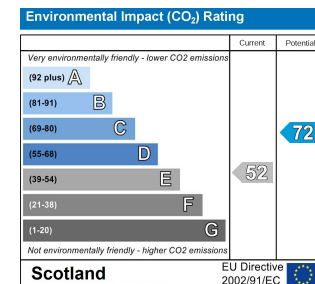
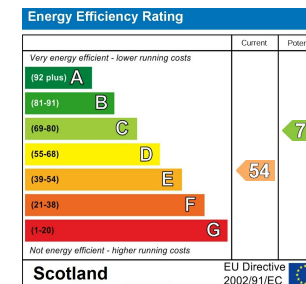
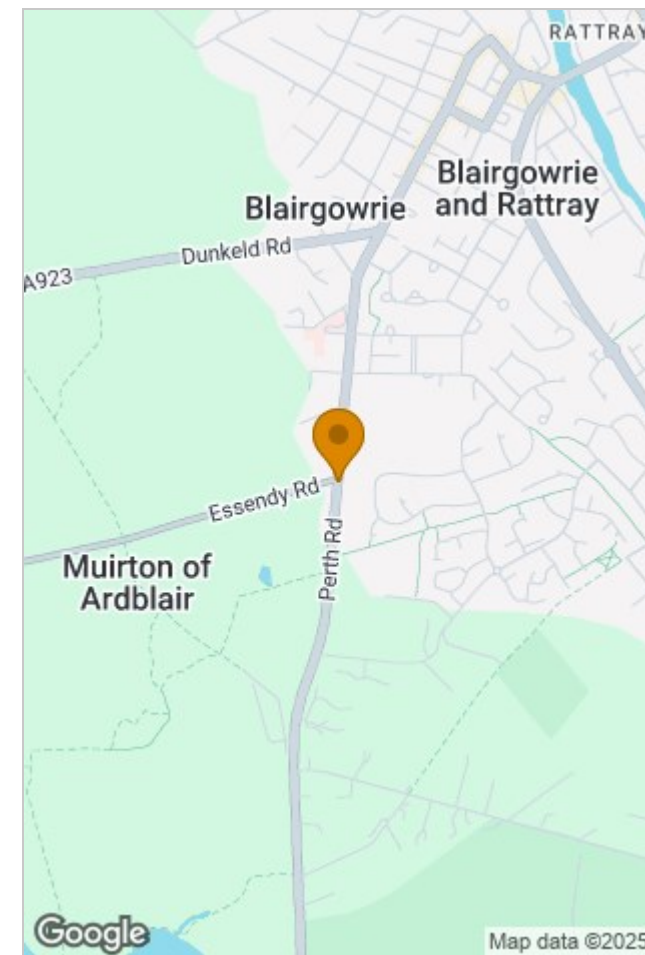


Approximate total area<sup>(1)</sup>  
2052 ft<sup>2</sup>  
190.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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