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Offers Over £188,000








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22 Moyness Park Drive,  
Blairgowrie, PH10 6LX





- Detached Bungalow
- Sought After Location
- Living Room
- Kitchen
- Shower Room
- 2 Double Bedrooms
- Gardens
- Garage

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This is a most attractive detached bungalow affording comfortable and easily managed accommodation all on one level. The property is particularly well-situated forming part of a sought-after residential area of similar properties. The subjects lie within sizeable, mature garden grounds and comprise; hallway, spacious living room, kitchen with room for table and chairs, two double bedrooms and shower room with two-piece suite and large corner shower cabinet. Both bedrooms benefit from having fitted stores. There is also a rear porch which provides access onto feature rear garden grounds with further access via the patio doors from the living room.







Externally to the rear there is a large area of the land with shaped lawn and well stocked colourful flowered borders with ample spring bulbs and azaleas. Further drying area, patio terrace and greenhouse. The rear garden grounds benefit from an excellent degree of privacy. The front has been mainly laid in lawn with well-stocked borders bounded by low bricked built wall and beech hedge. There is a single garage with concrete floor and up and over door with access via red chipped drive providing ample off-street parking.

Double glazing is installed backed-up by electric heating and viewing is highly recommended to fully appreciate this attractive and comfortable home.





Ground Floor

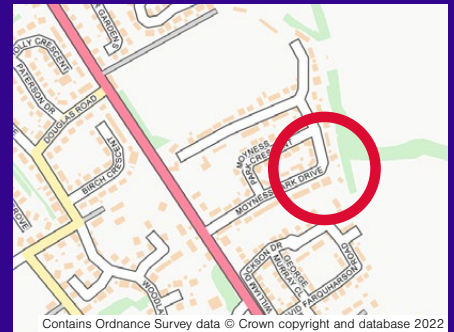
## Accommodation (measurements are approx)

Living/Dining Room	3.94m x 6.76m	(12'11" x 22'2")
Kitchen	3.01m x 4.21m	(9'11" x 13'10")
Shower Room	2.60m x 2.73m	(8'6" x 8'11")
Bedroom 1	3.20m x 3.93m	(10'6" x 12'11")
Bedroom 2	3.00m x 3.94m	(9'10" x 12'11")









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### Aberdeen

6 Bon Accord Square,  
Aberdeen  
AB11 6XU

Tel: 01224 452750

### Dundee

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

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[property@blackadders.co.uk](mailto:property@blackadders.co.uk)