

# 15 Meadow Avenue

BLAIRGOWRIE, PH10 6FR



*Spacious, elegant and bright, an executive family home of distinction, a truly elegant property offering style, practicality, and sustainability in equal measure*



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McEwan Fraser Legal is delighted to present this four-bedroom house in Blairgowrie. Spacious, Elegant and Bright, an Executive Family Home of Distinction. This impressive four-bedroom detached home offers generous, flexible living space ideal for modern family life.

# THE LIVING ROOM



On the ground floor, a welcoming vestibule and hall lead into a beautifully proportioned living room that flows effortlessly into the dining area and contemporary kitchen, creating an open, sociable feel.



# THE KITCHEN





Beyond lies a superb family or sun room, perfect for relaxing or entertaining, filled with natural light and overlooking the enclosed rear garden. There is also a practical utility room and a guest cloakroom for convenience. The integral garage, which is drywalled, provides direct access from the house and offers excellent potential for additional living space.

# THE SUN ROOM, UTILITY & WC





Upstairs, there are four comfortable bedrooms, the principal bedroom featuring its own ensuite shower room. A well-appointed family bathroom completes the upper accommodation.

# THE BATHROOM





# BEDROOM 1



four comfortable bedrooms, the principal bedroom featuring its own ensuite shower room





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





Externally, the property enjoys a driveway and small garden to the front, while the enclosed rear garden offers raised beds and a potting shed, perfect for keen gardeners or those who simply enjoy outdoor space. The addition of solar panels provides an eco-conscious advantage, helping to reduce running costs and improve energy efficiency.

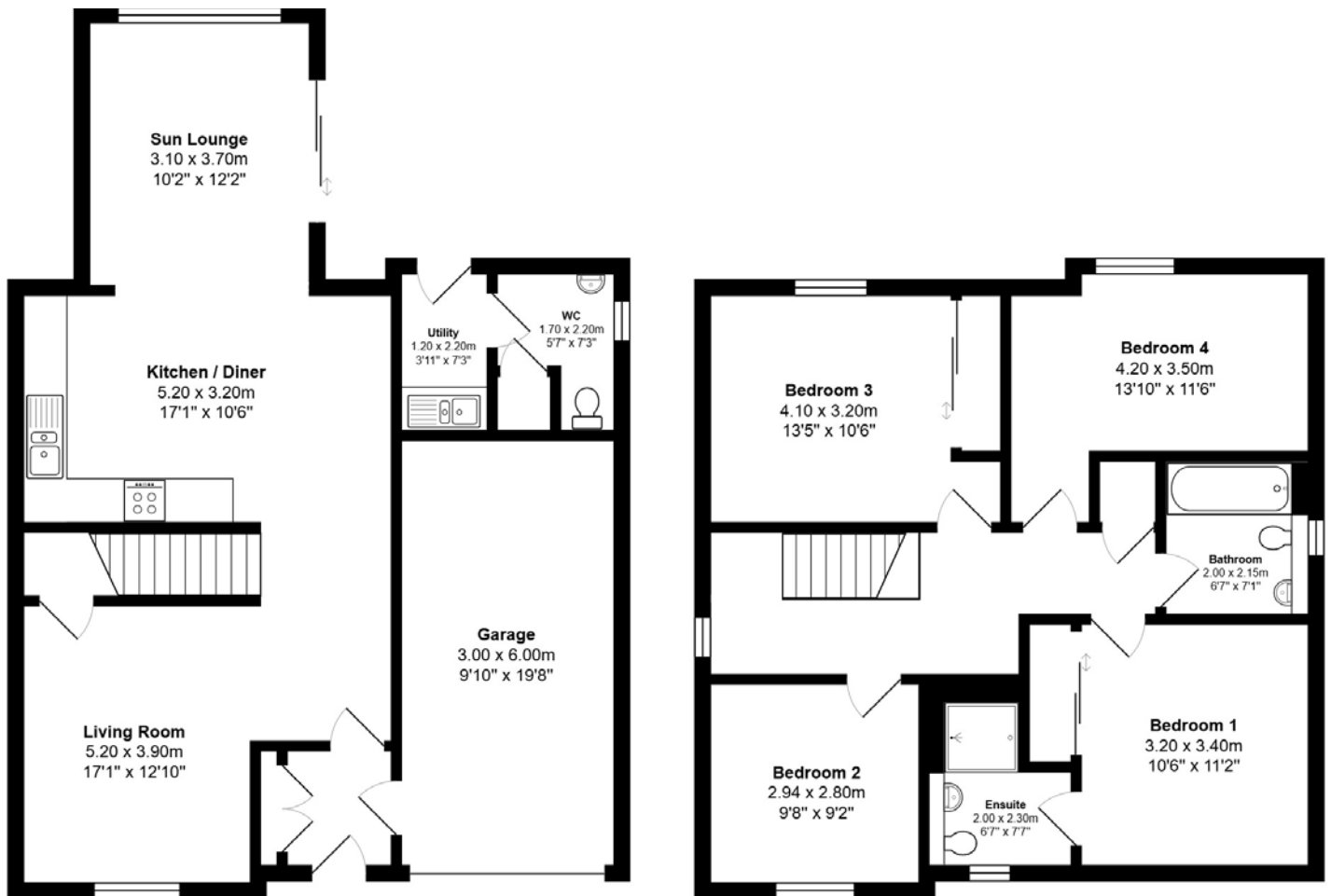
With a number of years remaining on the NHBC warranty, this home combines peace of mind with executive comfort. A truly elegant property offering style, practicality, and sustainability in equal measure.

# EXTERNALS



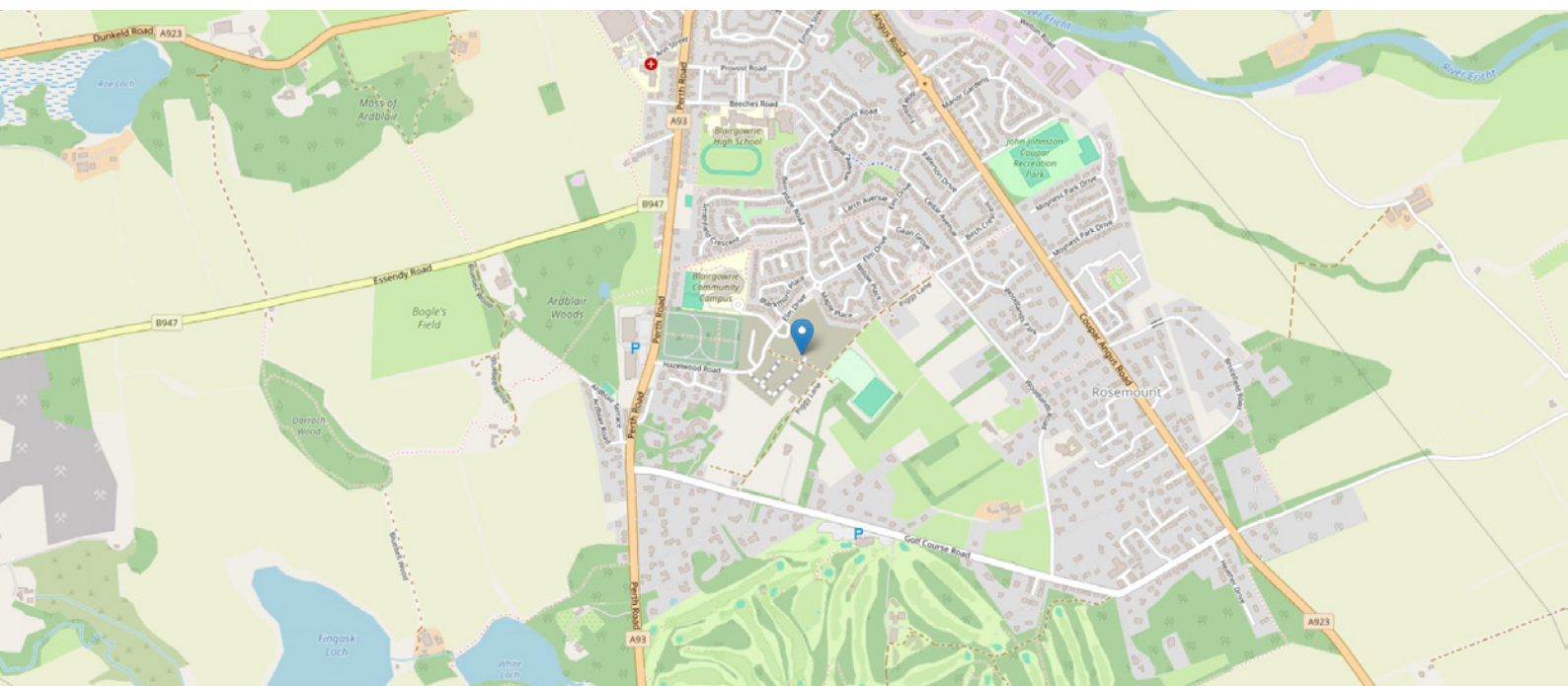


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 131m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Set within the heart of Perthshire, Blairgowrie offers an inviting mix of countryside charm and modern convenience, making it an ideal place to call home. The town is known for its friendly community, scenic surroundings, and excellent local amenities, all within easy reach. Families will appreciate the well-regarded local schools, including Newhill Primary and Blairgowrie High School, both of which have strong reputations for academic achievement and pastoral care. For younger children, there are several nurseries and early learning centres nearby.







Blairgowrie's bustling town centre features independent shops, cafés, and supermarkets, along with leisure facilities such as the community campus with swimming pool, fitness suite, and sports pitches. For outdoor enthusiasts, the River Erich provides picturesque walking trails, while Glenshee Ski Centre and a variety of golf courses are within easy reach. Commuting is straightforward, with regular bus services connecting to Perth, Dundee, and further afield. Dundee, just under 40 minutes away, offers additional shopping, cultural attractions, and excellent transport links, including rail services and an airport with UK and European routes. Combining the tranquillity of rural living with the practicality of good schools, local amenities, and strong transport connections, Blairgowrie offers the perfect balance for families and professionals alike.



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