



3 Brooklinn Crescent, Blairgowrie

PH10 7FA

Offers over £220,000

3 Brooklinn Crescent, Blairgowrie, PH10 7FA

Welcome to Brooklinn Crescent, Rattray, Blairgowrie - a stunning detached house that is sure to impress. This immaculate property is situated in the desirable area of Rattray, Blairgowrie, offering a peaceful setting for you to call home, close by to all local amenities

As you step inside, you'll be greeted by high-quality fixtures and fittings throughout the house, giving it a luxurious and modern feel. The property is in move-in condition, so you can start enjoying your new home right away without the need for any renovations or updates. This stunning home comprises of a stunning open plan kitchen/diner/ lounge and a useful WC on the ground floor. Upstairs you will find two double bedrooms with double fitted wardrobes and a further master bedroom with triple fitted wardrobes and a shower en-suite along with a modern family bathroom with shower over bath facility.

Externally this property enjoys a private driveway with garage, providing parking space for you and your guests as well as a beautifully maintained garden, which surrounds the property. Whether you are looking for a peaceful retreat or a place to entertain friends and family, this house has it all. Don't miss out on the opportunity to make this beautiful property your own - schedule a viewing today and experience the charm of Brooklinn Crescent for yourself.

Lounge

17'5" x 10'7" (5.32 x 3.25)

Kitchen / Diner

10'9" x 9'6" (3.30 x 2.92)

WC

5'11" x 6'9" (1.82 x 2.07)

Master Bedroom

11'9" x 9'3" (3.60 x 2.84)

En-suite

6'11" x 6'1" (2.11 x 1.87)

Bedroom 2

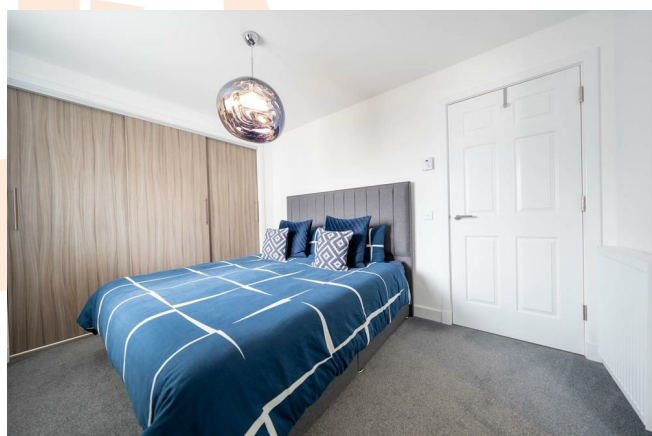
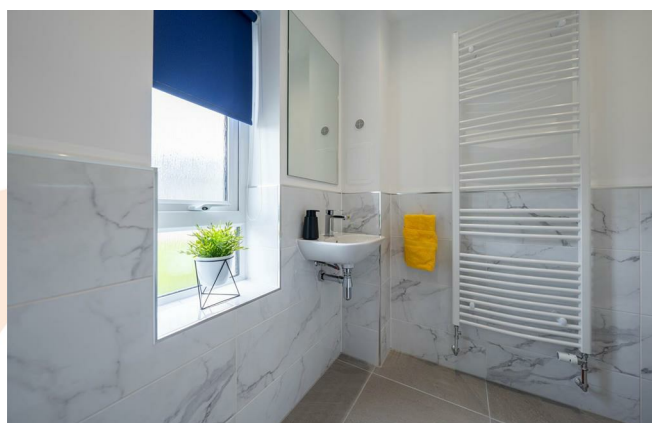
9'3" x 10'7" (2.82 x 3.24)

Bedroom 3

11'9" x 7'6" (3.60 x 2.29)

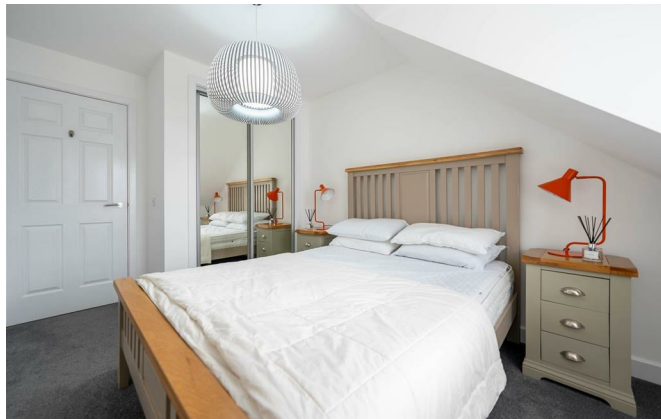
Family Bathroom

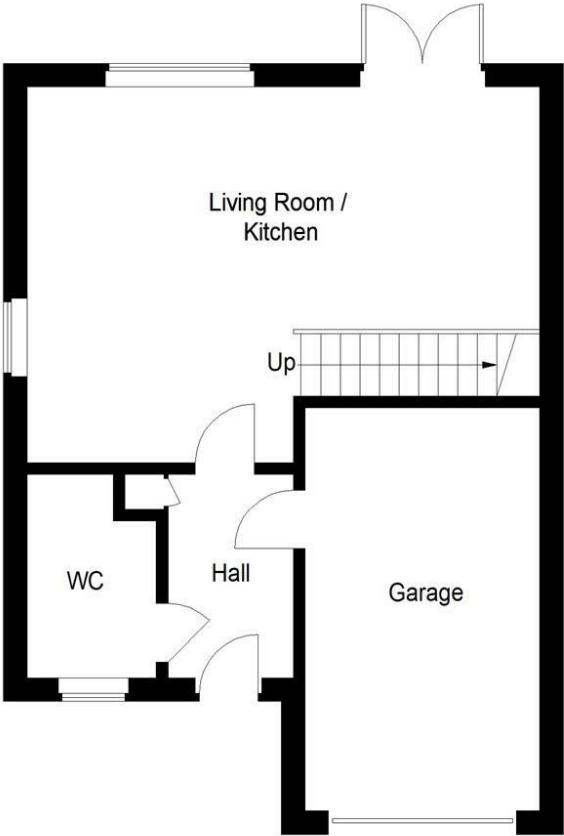
6'10" x 6'11" (2.10 x 2.12)



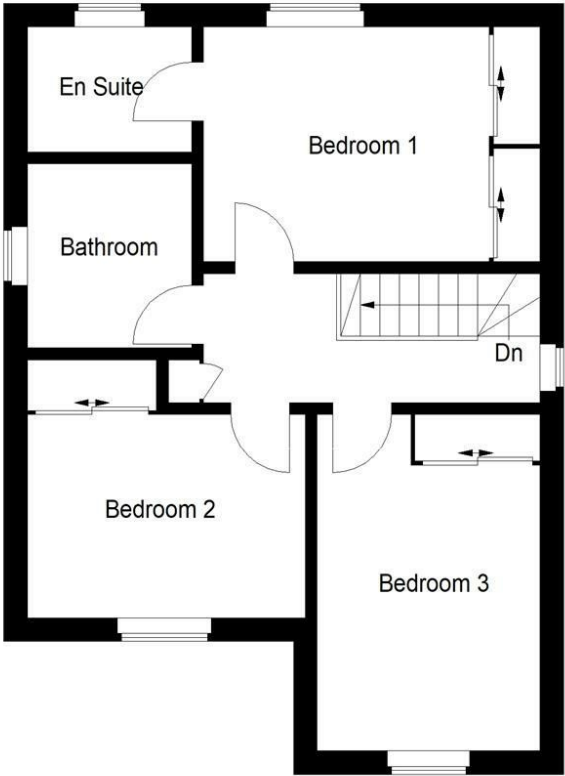


- Beautifully Presented Detached, Three Bedroom House
- Master En-Suite Shower Room
- Close To All Local Amenities
- Move-In Condition Throughout
- Open Plan Kitchen, Dining Room and Lounge
- Gas Central Heating And Double Glazing
- High Quality Fixtures And Fittings
- Private Driveway and Garage



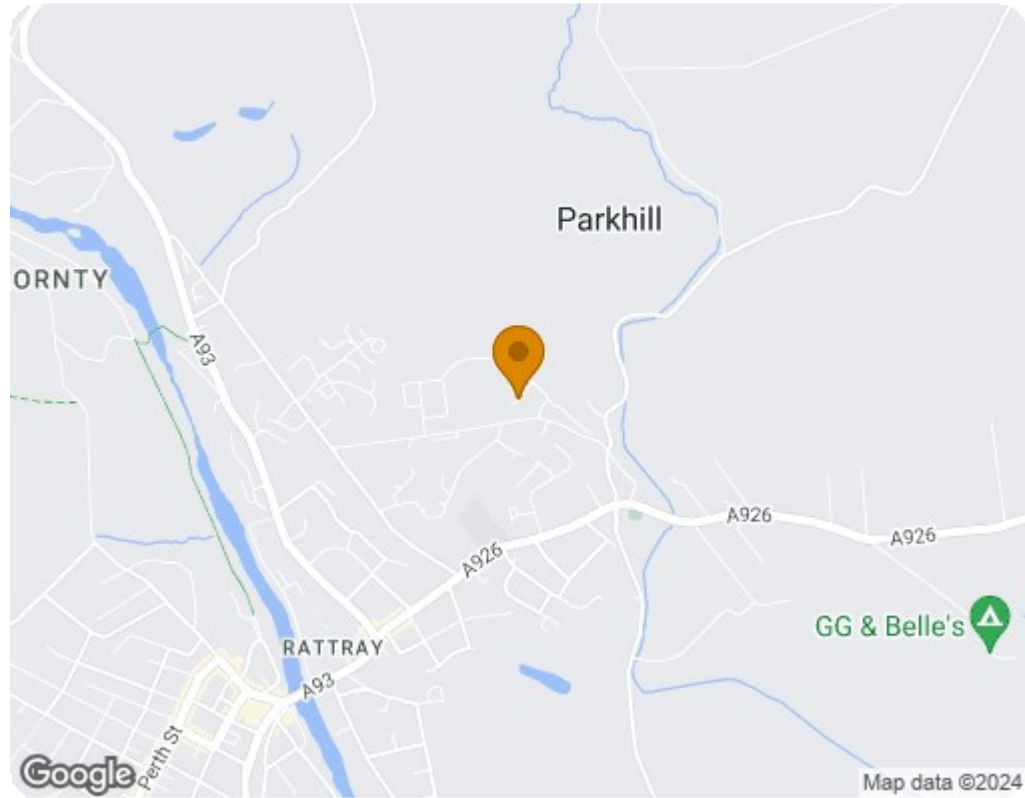


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079735)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		