

Simple Approach



Estate Agents



**29 Gean Grove, Blairgowrie
PH10 6TL**

Offers over £307,950

Located in a quiet and highly regarded residential area of Blairgowrie, this well-proportioned four-bedroom detached house offers generous living space, excellent outdoor features, and the perfect balance of comfort and practicality for family life. Set within a generous plot, the property enjoys a private driveway, detached garage, and an expansive enclosed garden. A standout feature of the home is the dedicated hot tub and sauna room, offering a unique opportunity to enjoy leisure and relaxation in the comfort of your own property.

Internally, the accommodation is bright and spacious throughout. The welcoming entrance leads to a large lounge filled with natural light. The sizeable kitchen offers ample workspace and storage, with plenty of room for informal dining. A separate utility room adds convenience for laundry and household tasks. There are four well-proportioned bedrooms, providing flexibility for family needs, guests, or working from home. The master bedroom benefits from an en-suite shower room, while the main bathroom serves the remaining bedrooms.

The home benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Positioned within easy reach of local amenities, schools, and transport links, this attractive property combines generous accommodation with

Lounge
14'11" x 13'2" (4.55 x 4.02)

Kitchen
11'0" x 15'10" (3.36 x 4.85)

Utility Room
5'5" x 6'9" (1.67 x 2.07)

Master Bedroom
10'5" x 11'8" (3.20 x 3.56)

Ensuite Shower Room
4'8" x 5'7" (1.43 x 1.72)

Bedroom Two
11'4" x 10'11" (3.46 x 3.34)

Bedroom Three
11'1" x 10'4" (3.40 x 3.15)

Bathroom
7'5" x 8'2" (2.27 x 2.49)

Hot Tub & Sauna Room
10'7" x 19'8" (3.23 x 6.01)

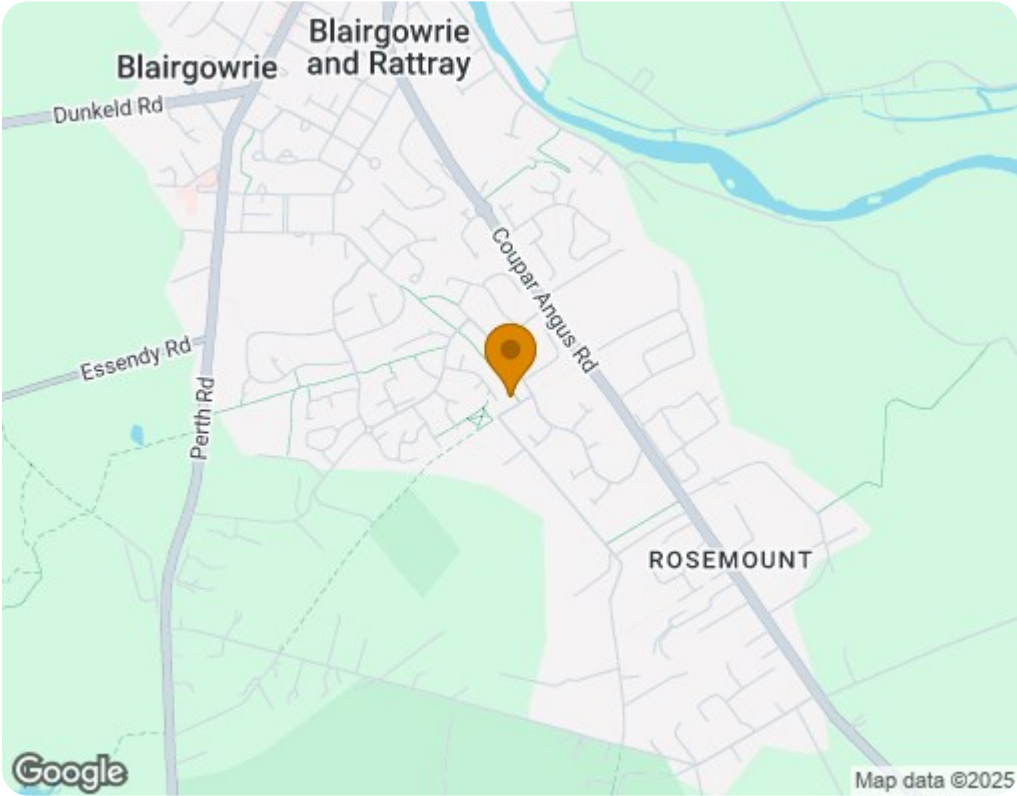
Bedroom Three
10'2" x 10'5" (3.11 x 3.19)





- Detached House
- Bright & Spacious Lounge
- Private Rear Garden
- Gas Central Heating & Double Glazing
- Four Bedrooms
- Sizeable Kitchen
- Large Driveway & Detached Garage
- Master Ensuite Shower Room
- Utility Room
- Sought After Location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(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