18 Blackthorn Place,,, Blairgowrie
PH10 6FH

Offers over £190,000

Welcome to this charming three-bedroom modern house located in the desirable area of Blackthorn Place, Blairgowrie. This delightful property offers a perfect blend of comfort and contemporary living, making it an ideal choice for families or those seeking a peaceful retreat.

As you enter, you are greeted by a lounge room that provides ample living space through to the heart of the home which is undoubtedly the kitchen/dining room, which boasts ample space for family meals and gatherings. This well-designed area is perfect for those who enjoy cooking and socialising, with modern fixtures and plenty of natural light provided by the patio doors.

The property further enjoys three bedrooms with built in storage, a WC and a bathroom is conveniently located and is designed to meet all your needs with the separate bath and shower cubicle.

Outside, you will find an enclosed rear garden, offering a private outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. Additionally, the property benefits from private allocated parking, ensuring convenience for you and your guests.

This house is in move-in condition, allowing you to settle in without the hassle of renovations. Its sought-after location in Blairgowrie means you will be close to local amenities, schools, and beautiful countryside, making it a perfect place to call home.

Do not miss the opportunity to view this lovely property, which combines modern living with a tranquil setting.

Lounge
11'8" x 15'10" (3.56 x 4.85)

Bedroom Two
8'1" x 10'5" (2.48 x 3.19)

Downstairs WC
3'4" x 6'0" (1.02 x 1.83)

Bedroom Three
7'2" x 10'5" (2.19 x 3.19)

Kitchen + Dining Area
8'0" x 15'7" (2.44 x 4.77)

Bathroom
8'6" x 6'8" (2.60 x 2.05)

Utility Room
6'3" x 3'6" (1.92 x 1.09)
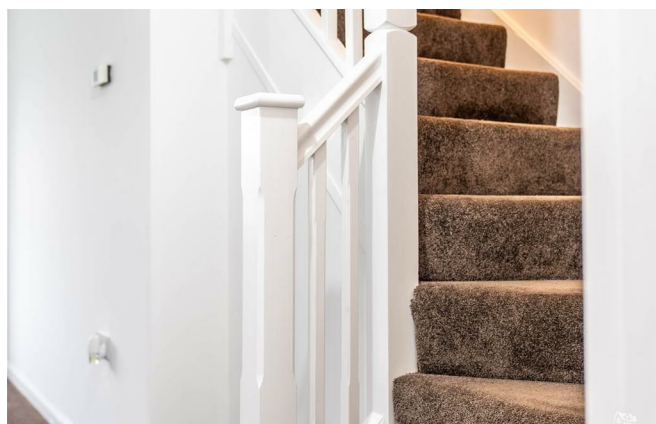
Bedroom One
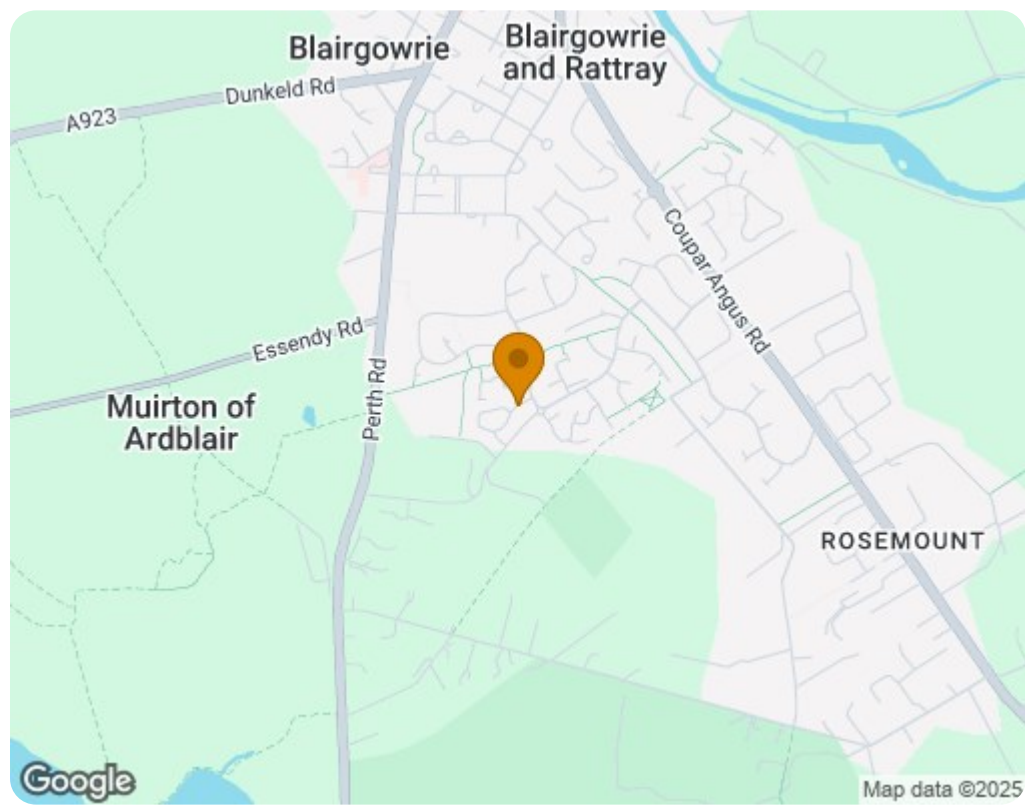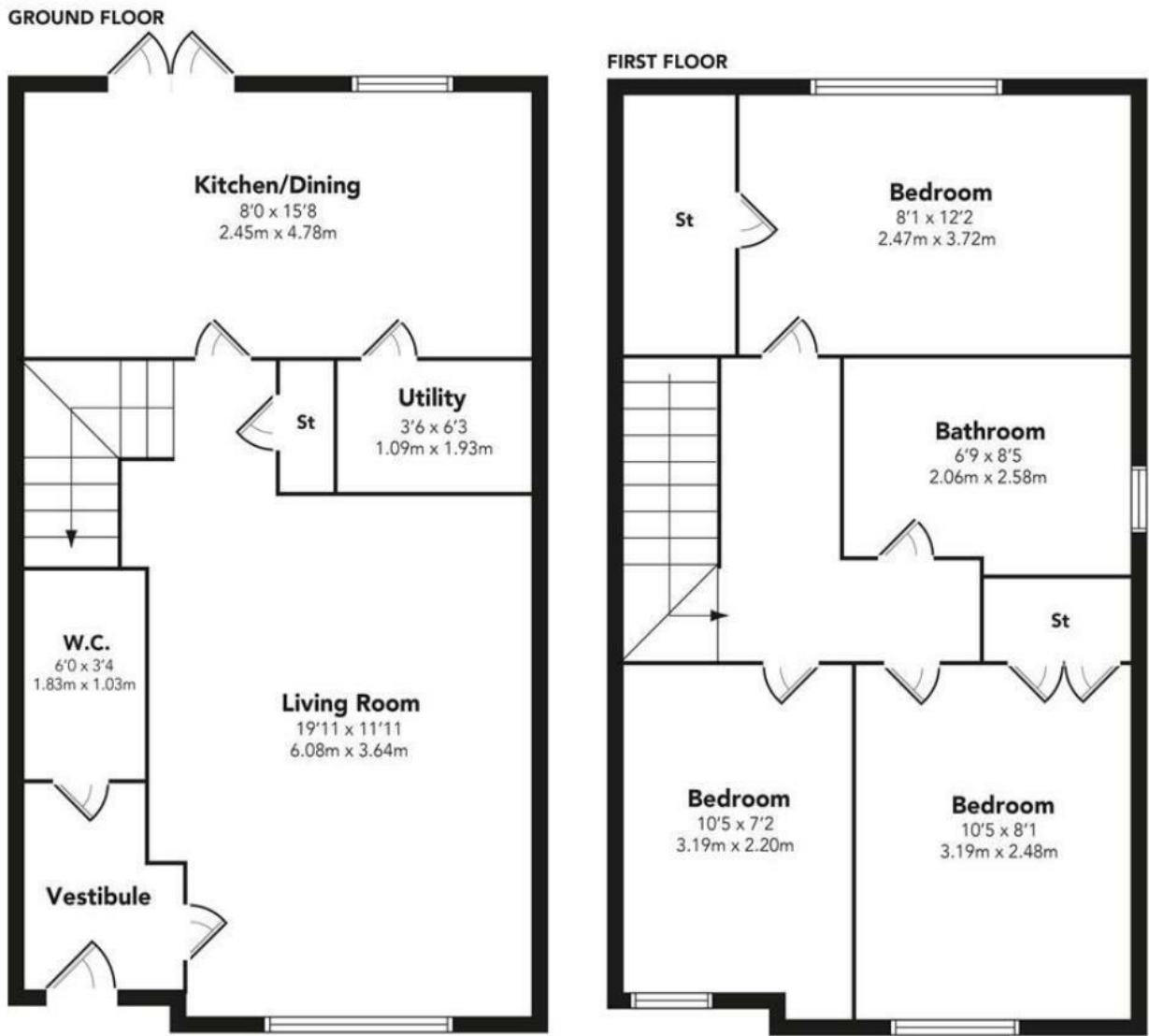8'0" x 12'2" (2.45 x 3.73)

Walk-In Wardrobe
3'1" x 8'0" (0.94 x 2.46)
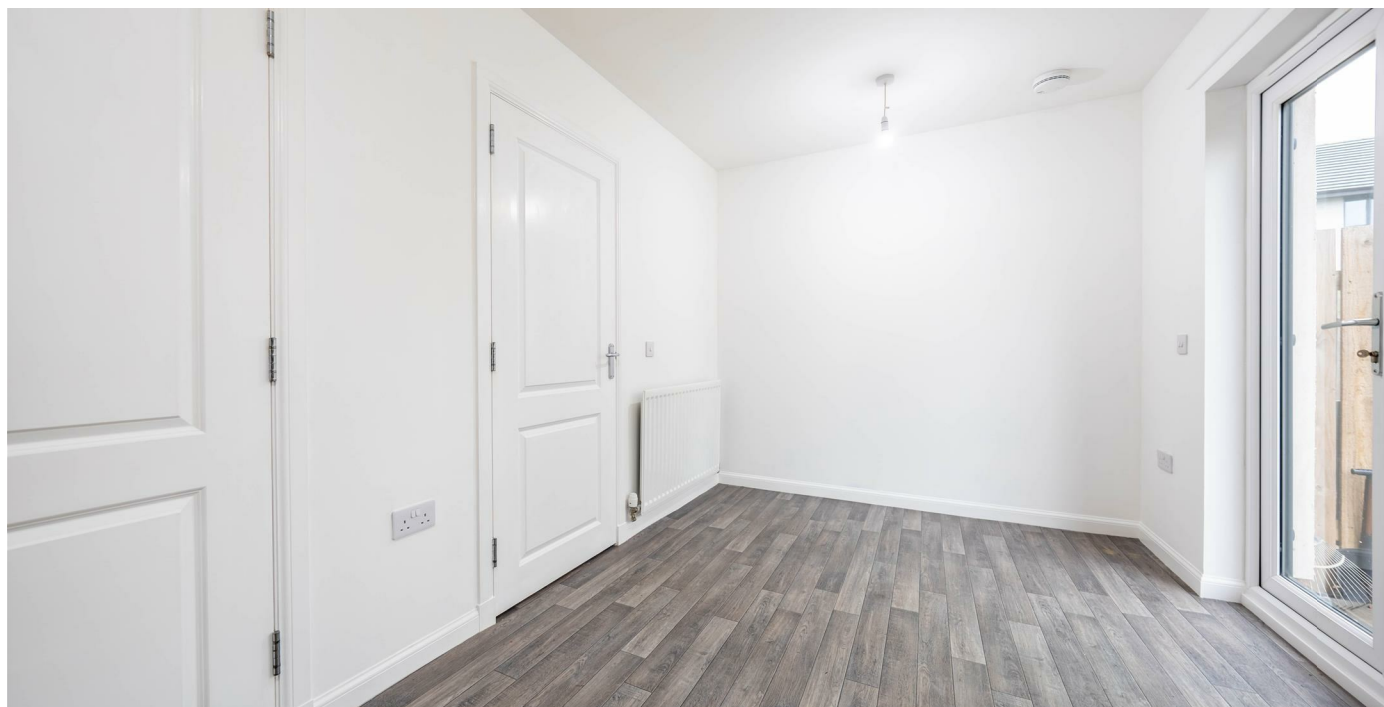
- Three Bedroom House
- Gas Central Heating And Double Glazing
- Close To All Local Amenities
- Master Bedroom With Walk-In Wardrobe
- Private Allocated Parking For Two Vehicles
- Move-In Condition Throughout
- Sizable Kitchen/Diner

GROUND FLOOR

Kitchen/Dining
8'0 x 15'8
2.45m x 4.78m

Utility
3'6 x 6'3
1.09m x 1.93m

St

W.C.
6'0 x 3'4
1.83m x 1.03m

Living Room
19'11 x 11'11
6.08m x 3.64m

Vestibule

FIRST FLOOR

St

Bedroom
8'1 x 12'2
2.47m x 3.72m

Bathroom
6'9 x 8'5
2.06m x 2.58m

St

Bedroom
10'5 x 7'2
3.19m x 2.20m

Bedroom
10'5 x 8'1
3.19m x 2.48m
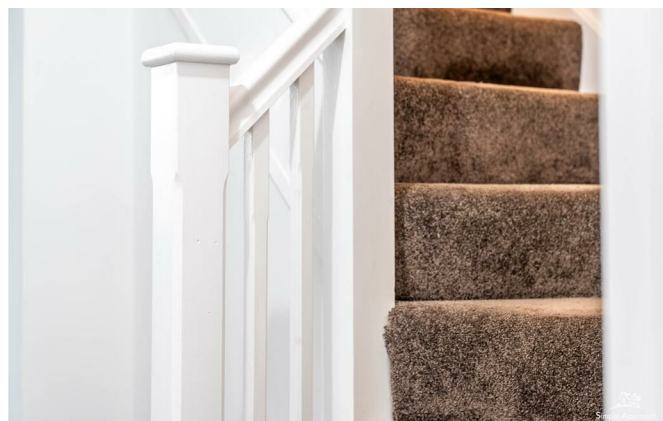
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(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 CO2 emissions		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Scotland   EU Directive 2002/91/EC