

Simple Approach



**14 Honeyberry Drive, Blairgowrie
PH10 7RB**

Offers over £230,000

Set within a quiet and sought-after residential area, this beautifully presented two-bedroom detached bungalow on Honeyberry Drive offers spacious, flexible accommodation ideal for families, downsizers, or those seeking single-level living in a peaceful setting.

The home features a bright and modern open-plan kitchen and dining area, designed for both functionality and style. The kitchen is well-equipped with generous storage, and ample worktop space. Flowing seamlessly from the dining area is a charming garden room. The property boasts two well-proportioned bedrooms both of which enjoy fitted storage space and a master ensuite. The family bathroom completes the interior of this lovely home.

Externally, the bungalow is complemented by a private driveway a private garage, offering secure parking and additional storage. The garden surrounding the property is well-maintained and offers a great outdoor space. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.

Located in the desirable village of Rattray, just outside Blairgowrie, this property enjoys a semi-rural feel while remaining within easy reach of local amenities, schools, and transport links—making it the ideal home for a wide range of buyers.

Living Room
15'6" x 11'10" (4.73 x 3.63)

Open-plan Kitchen with Dining Room

11'3" x 16'0" (3.43 x 4.88)

Garden Room

14'3" x 11'7" (4.35 x 3.55)

Master Bedroom

9'0" x 15'8" (2.76 x 4.78)

En-suite Shower Room

4'9" x 4'6" (1.46 x 1.38)

Bedroom Two

9'8" x 12'2" (2.95 x 3.71)

Family Bathroom





- Detached Bungalow
- Garden Room
- Private Driveway & Garage
- Two Generous Bedrooms
- Open Plan Kitchen / Diner
- Well Manicured Garden Grounds
- Master Ensuite Shower Room
- Highly Sought After Location



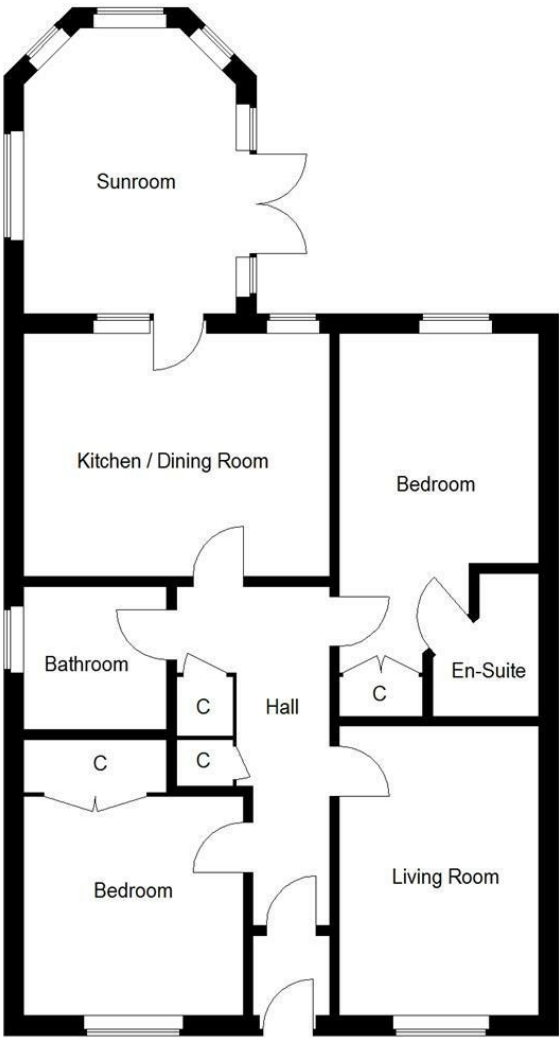
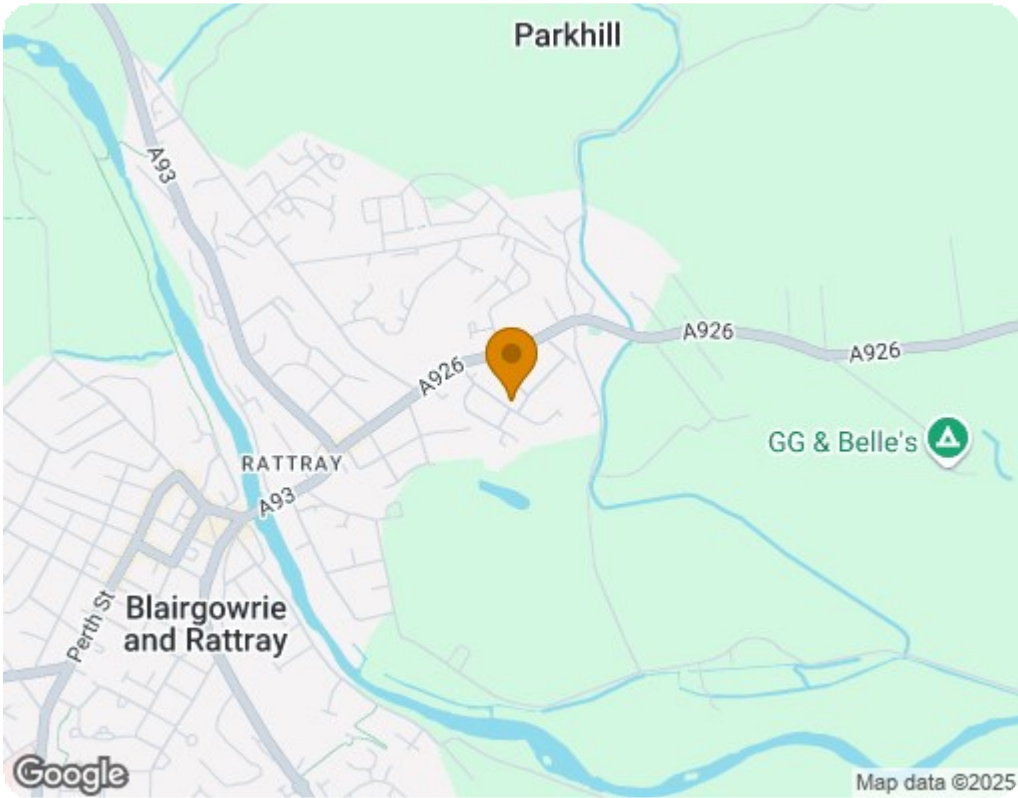


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1207456)



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