

Simple Approach



Estate Agents



14 William Geddes Place, Blairgowrie

PH10 6FE

Offers over £277,950

Welcome to this stunning detached family home located on William Geddes Place in the charming town of Blairgowrie. This property is in move-in condition, making it an ideal choice for families seeking a comfortable and stylish living space.

The house boasts four generous bedrooms, providing ample space for family members or guests. Each room is designed to offer a peaceful retreat, ensuring a restful night's sleep. The modern fitted kitchen is a highlight of the home, equipped with contemporary appliances and ample storage, perfect for those who enjoy cooking and entertaining.

The property features a welcoming reception room, ideal for family gatherings or quiet evenings in. With two well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

Outside, you will find a single garage and a driveway, providing convenient off-street parking. The private front garden offers a lovely space to relax and enjoy the outdoors. Additionally, there is a modern garden outbuilding with electricity, which could serve as a home office, workshop, or additional storage space.

With gas central heating throughout, this home ensures warmth and comfort during the colder months. This delightful property is perfect for those looking to settle in a friendly community while enjoying the benefits of modern living. Don't miss the opportunity to make this beautiful house your new home.

Garage
18'6" x 9'4" (3.65 x 2.87)

Living Room
11'6" x 15'6" (3.52 x 4.74)

Kitchen / Diner
10'11" x 15'1" (3.34 x 4.60)

WC
6'3" x 4'9" (1.93 x 1.46)

Master Bedroom
10'10" x 9'7" (3.31 x 2.93)

Ensuite Shower Room
5'10" x 6'9" (1.78 x 2.06)

Bedroom Two
11'1" x 9'1" (3.39 x 2.77)

Bedroom Three
7'10" x 12'0" (2.41 x 3.66)

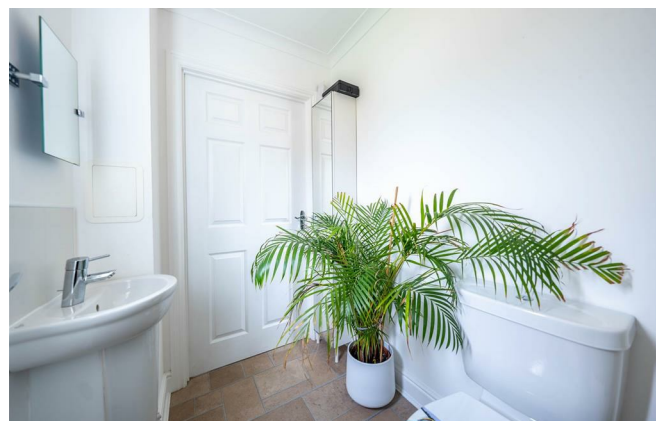
Bedroom Four
7'4" x 10'0" (2.25 x 3.07)

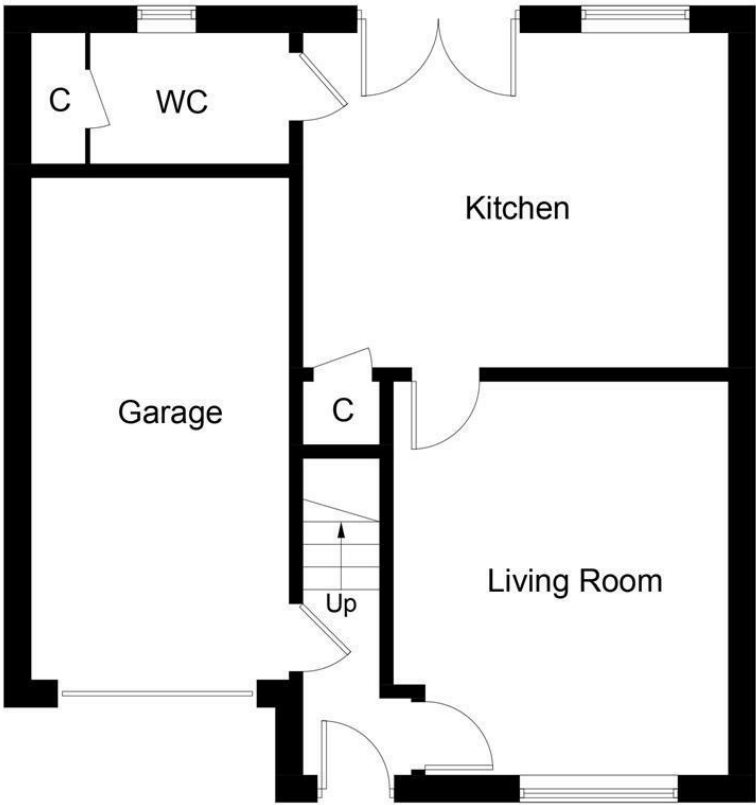
Family Bathroom
6'2" x 7'2" (1.89 x 2.19)



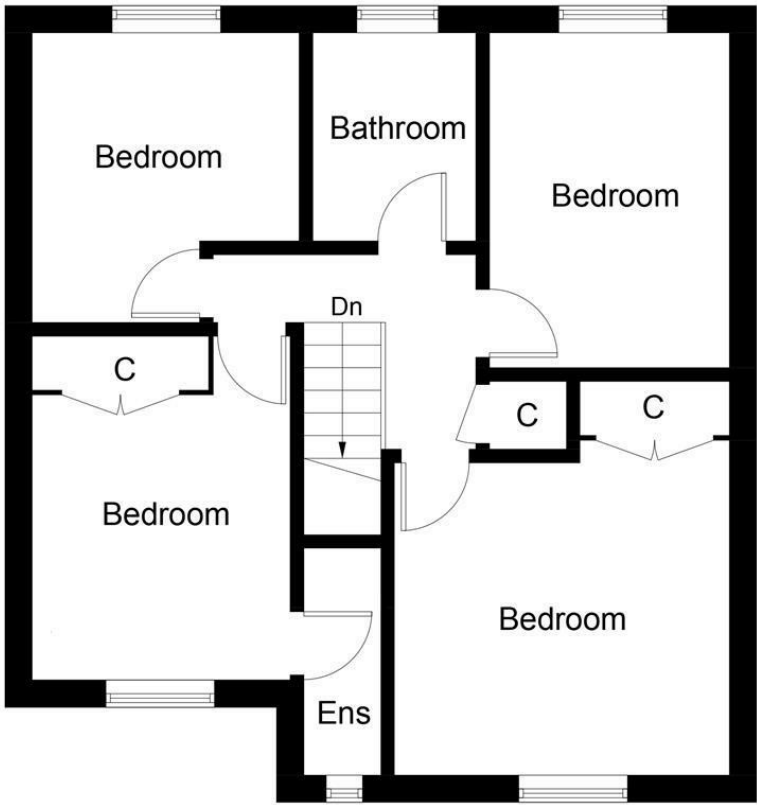


- Stunning Detached Family Home
- Single Garage
- Gas Central Heating & Double Glazing
- Move In Condition
- Private Front & Rear Garden
- Modern Garden Outbuilding With Electricity
- Four Generous Bedrooms (One Ensuite)
- Highly Sought After Location



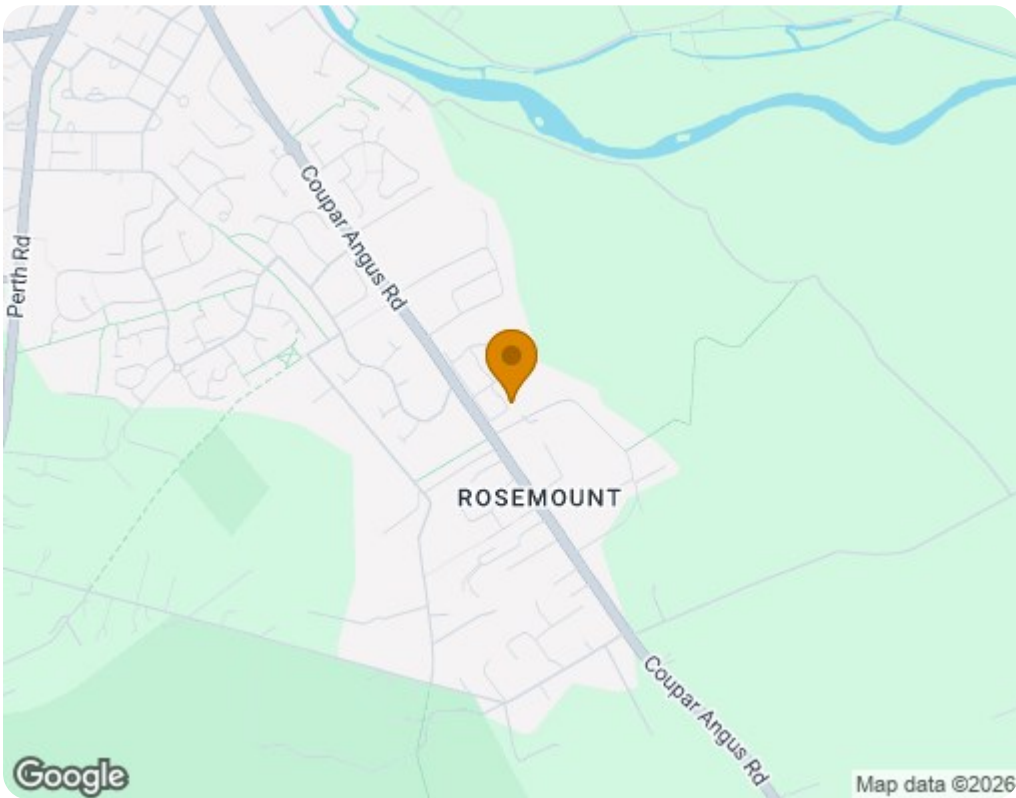


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310595)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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	79	82
(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		