

# 17 Marlee Gardens

KINLOCH, BLAIRGOWRIE, PH10 6SD



*This beautiful three-bedroom residential lodge offers stunning open-plan living, a Hwam log burner, a full-width deck which overlooks Marlee Loch, generous gardens, a large private driveway, an en-suite, and peaceful surroundings*



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McEwan Fraser Legal is delighted to present this three-bedroom residential lodge in Marlee Gardens. Set within a beautifully maintained and highly regarded residential park for the over-55s, this exceptional three-bedroom park home offers a lifestyle that is every bit as appealing as the home itself.

Occupying a generous plot with attractive gardens, ample parking, wider door frames and a ramp for wheelchair access, and a stylish full-width deck, this property combines modern kerb appeal with spacious, comfortable living. Thoughtfully upgraded and immaculately presented throughout, with exterior CanExel cladding fitted and an Oslo wallboard system which can carry up to 40kg of weight from 1 single nail or hook on plasterboard, it is a home designed for those seeking a peaceful setting without compromising on convenience or quality.

## THE LOUNGE / KITCHEN / DINER



The accommodation begins with a practical vestibule entrance, complete with excellent storage, providing a welcoming introduction to the home. The heart of the property is the impressive open-plan living, dining and kitchen space, a bright and sociable area perfectly suited to both everyday living and entertaining. The large bi-fold doors have a professionally fitted film coating with 99% UV protection and a 10 year guarantee. The doors draw natural light into the room and provide direct access to the deck, seamlessly connecting the indoor and outdoor spaces. Adding both character and comfort, a Hwam log-burning stove creates a wonderful focal point within the living area, making this an inviting space to enjoy throughout the seasons. The kitchen area also features a large island unit with a breakfast bar and two Velux windows.



The property offers flexible accommodation, with the third bedroom thoughtfully converted into a highly practical utility room, providing valuable additional storage and workspace. The principal bedroom benefits from a walk-in fitted wardrobe with shelves, drawers and hanging spaces, and an en-suite shower room features a Novellini overhead shower with hand shower, independently controlled steam unit, massage jets, LED covered lights, and Bluetooth radio. Bedroom 2 also features a walk-in fitted wardrobe with shelves and hanging spaces. The well-appointed family bathroom features a corner bath with wall fitted shower unit and serves the remainder of the home.

# BEDROOM 1



# BEDROOM 2



# THE BATHROOM



Externally, the generous plot allows for beautifully maintained gardens and private outdoor seating areas, providing the perfect place to relax, entertain or simply enjoy the peaceful surroundings. A sizeable detached shed offers excellent additional storage.

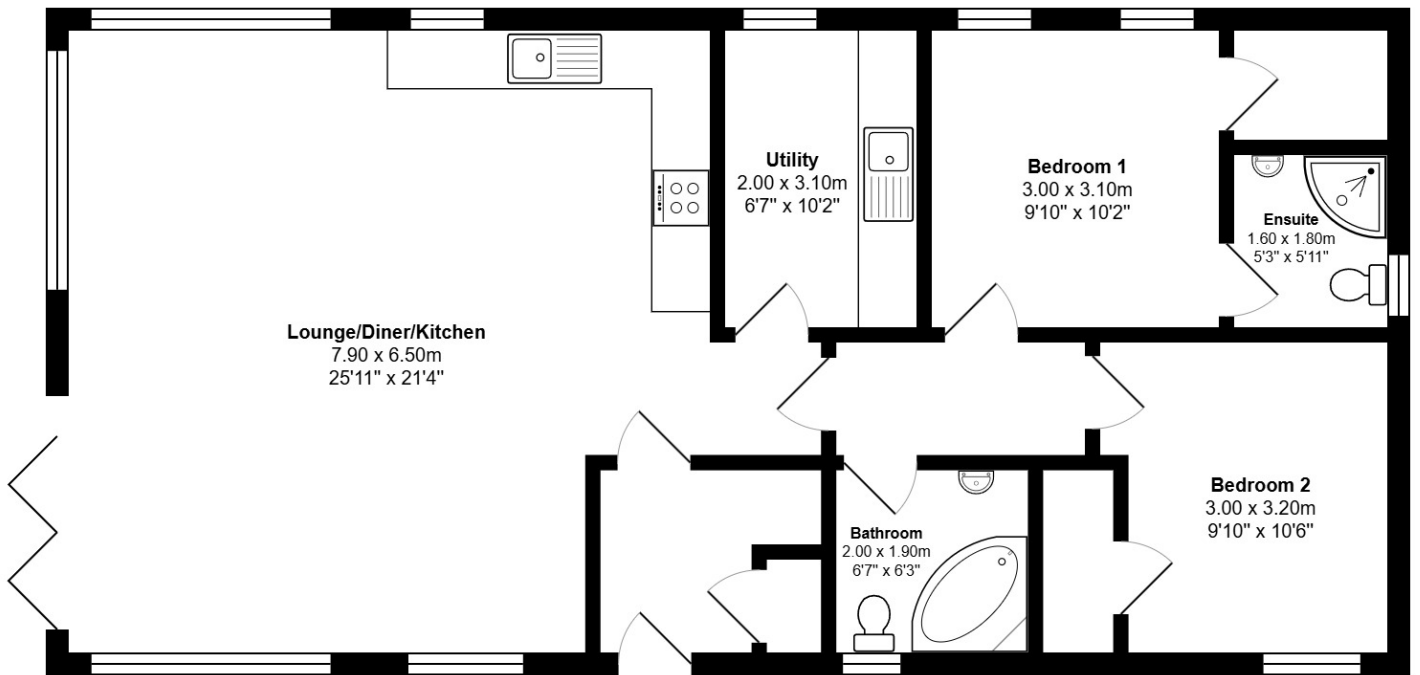
Adjacent to the shed, there is a log store with a fully waterproof covering. The private driveway comfortably accommodates several vehicles.

Combining style, practicality and an enviable setting, this is a rare opportunity to secure a beautifully presented home within a welcoming community environment.

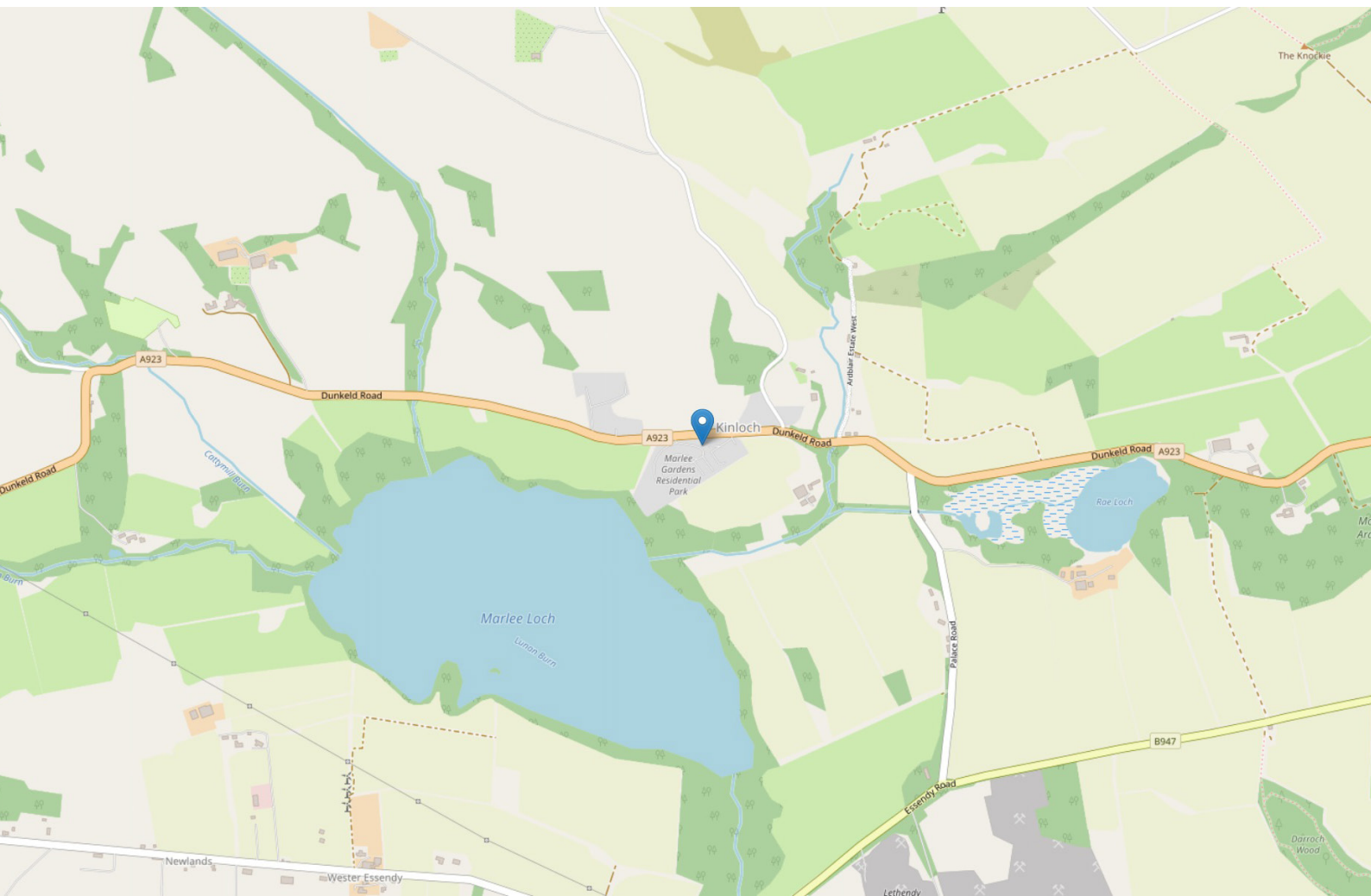
# EXTERNALS



# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



# THE LOCATION

Positioned within a beautifully maintained residential park surrounded by open countryside, this home enjoys a tranquil setting with a strong sense of community and exceptional natural beauty.





Residents benefit from immaculately kept communal grounds, green spaces and picturesque views towards Marlee Loch, creating an environment where neighbours and nature coexist harmoniously. The park provides a peaceful and welcoming atmosphere, ideal for those seeking a relaxed lifestyle within a like-minded community.

Despite its rural charm, the location offers excellent accessibility. The vibrant market town of Blairgowrie is just a short drive away, providing supermarkets, independent shops, cafés, restaurants, healthcare services and leisure facilities. In the opposite direction, the historic village of Dunkeld offers boutique shopping, riverside walks, cultural attractions and a thriving community atmosphere.

Surrounded by some of Perthshire’s most spectacular scenery, the area is a haven for walking, cycling, wildlife watching and outdoor recreation, making it easy to embrace an active and fulfilling lifestyle while enjoying the comfort and security of a well-established residential park.



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