

# 6 HILL GARDEN

BLAIRGOWRIE, PH13 9AX



GILSONGRAY

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## WELCOME TO 6 HILL GARDEN, BLAIRGOWRIE

Situated within a quiet, established residential pocket of Coupar Angus, this well-proportioned three-bedroom mid-terrace home offers comfortable and practical accommodation ideally suited to first-time buyers, young families or those seeking an easily managed property within easy reach of local amenities.

The internal layout is both straightforward and functional, with good natural light throughout. A welcoming entrance leads into a bright lounge, providing a pleasant and versatile space for everyday living. To the rear, the kitchen and dining area offers ample storage and worktop space along with room for family dining, with direct access out to the garden, creating a sociable and convenient setting for day-to-day life.

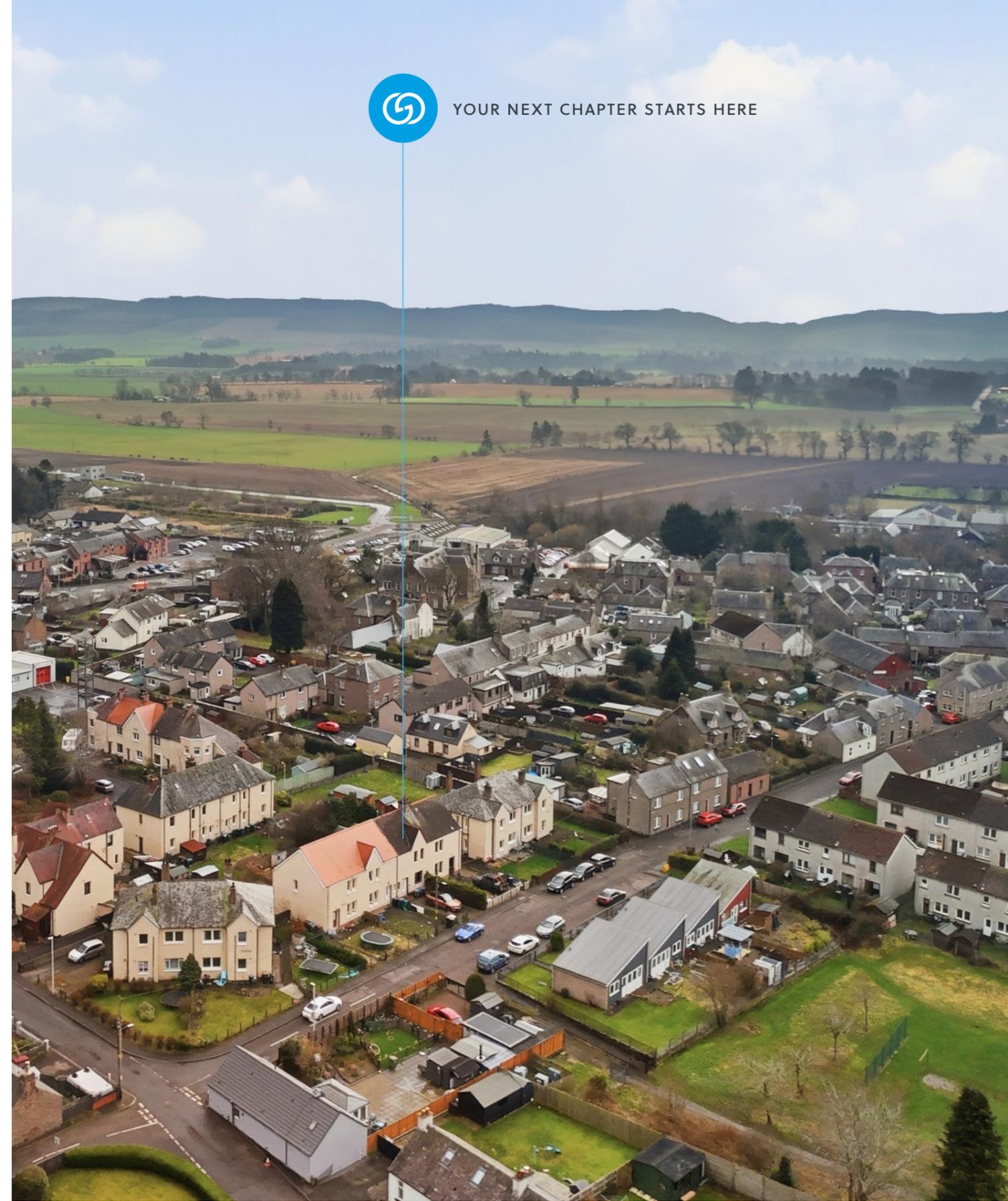
Upstairs, three well-sized bedrooms offer flexible accommodation to suit a variety of needs, whether as bedrooms, guest space or a home office. A neatly presented family bathroom with shower over bath completes the upper level.

Externally, the property benefits from private gardens to the front and rear, providing low-maintenance outdoor space with scope for relaxing or entertaining during the warmer months. Gas central heating and double glazing add to the overall comfort and efficiency of the home.

Hill Garden enjoys a convenient location within walking distance of local shops, schooling and everyday amenities, while excellent road links make commuting to both Perth and Dundee straightforward. Offering generous proportions and a practical layout in a peaceful setting, this is a solid home with broad appeal.



YOUR NEXT CHAPTER STARTS HERE



1 Reception Room



3 Bedrooms



1 Bathroom

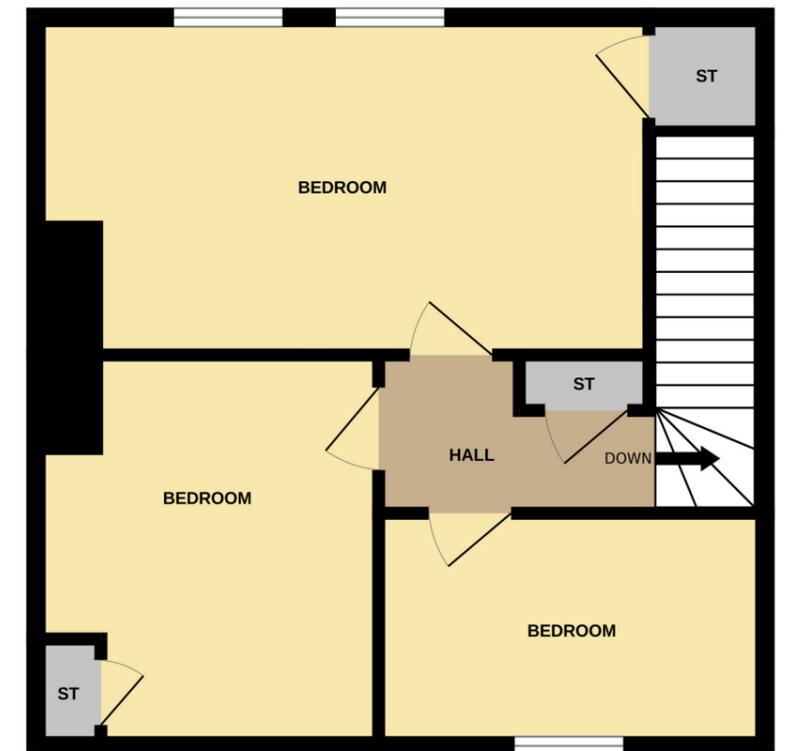


Private Parking



GROUND FLOOR

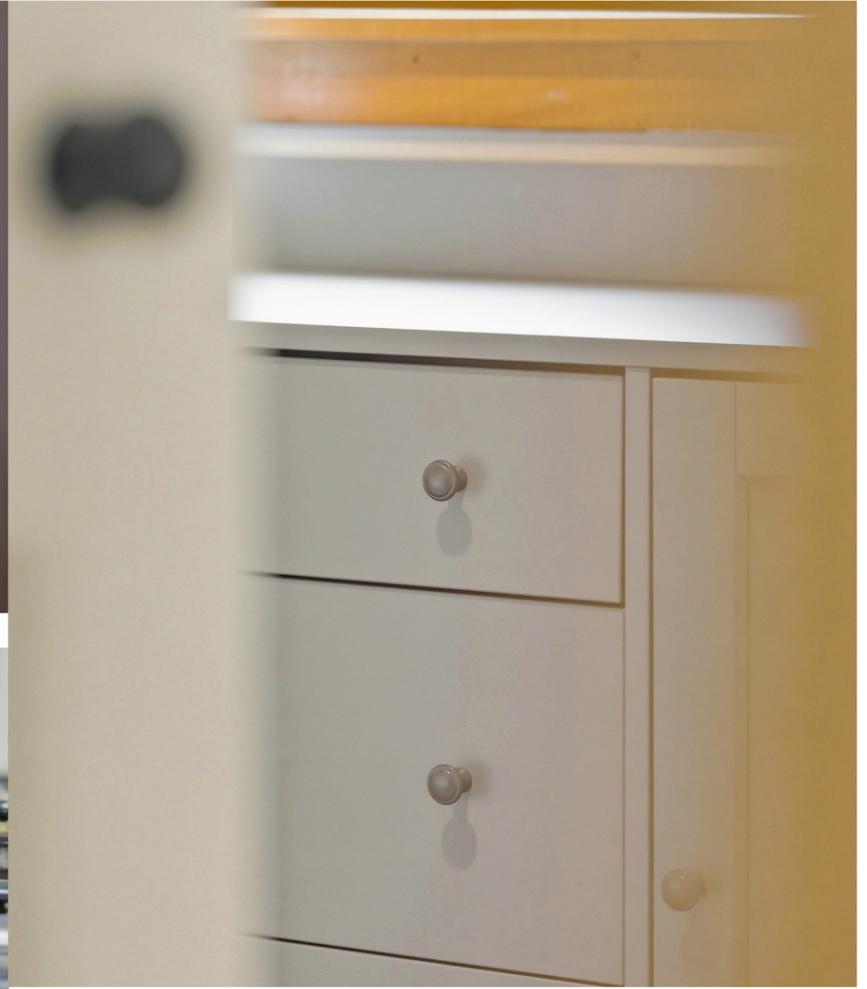
FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.  
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0131 516 5366

## GLASGOW

160 WEST GEORGE STREET, G2 2HQ  
0141 530 2021

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33 WESTGATE, EH39 4AG  
01620 893 481

## BORDERS

01890 880 008

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