

MILLER GERRARD

Solicitors and Estate Agents



7 MCLAREN PARK

BLAIRGOWRIE

PH10 6US

OFFERS OVER

£220,000

EPC RATING 'C'

COUNCIL TAX BAND 'D'

7 McLaren Park, Blairgowrie is an exceptionally well-designed and spacious semi-detached family home positioned within a highly sought-after, quiet residential development. This beautifully presented property blends modern comfort with practical design, making it an ideal choice for growing families or professionals seeking a peaceful yet accessible setting close to local schools and amenities.

Key Features

Spacious Bedrooms: Versatile, well-proportioned family bedrooms offering excellent natural light and ample storage.

Energy Efficient: Equipped with modern gas central heating and high-quality double glazing throughout to ensure year-round warmth and efficiency.

Substantial Driveway: An expansive private driveway provides comfortable off-street parking for multiple vehicles.

Enhanced Security: Benefits from a dedicated, gated-off section providing added security and peace of mind for families, pets or vehicles.

Property Overview

Internal Accommodation

The ground floor opens into a welcoming entrance hallway that leads into a bright, generously sized lounge, creating the perfect space for family relaxation and entertainment. To the rear, a contemporary dining kitchen offers an ideal setup for everyday meals, complete with functional storage and direct access out to the garden grounds.

Upstairs, the property hosts the well-presented bedrooms, each providing a comfortable retreat with flexible layout options to easily serve as children's rooms, guest spaces or a dedicated work-from-home office. A modern, pristine family bathroom serves the upper level.

External & Location

Externally, the property features a beautifully maintained garden space, perfect for outdoor dining and entertaining. The standout feature is the large driveway leading to a highly secure, gated-off section.

Tucked away in a peaceful residential pocket, McLaren Park is just a short distance from the historic market town centre of Blairgowrie, local supermarkets, independent high street shops and the local recreation centre. The area is ideally suited for outdoor enthusiasts, surrounded by scenic Perthshire countryside and premier walking routes.







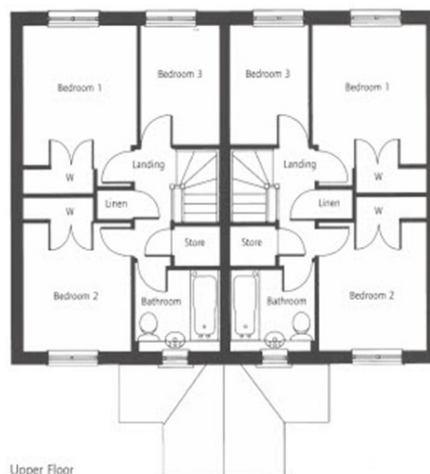






	Imperial	Metric
Lounge	12'2" x 15'10"	3720 x 4815
Dining	7'6" x 9'3"	2275 x 2815
Kitchen	7'11" x 9'3"	2415 x 2815
Bedroom 1	9'0" x 11'1"	2755 x 3370
Bedroom 2	8'7" x 10'2"	2620 x 3105

	Imperial	Metric
Bedroom 3	6'3" x 9'3"	1905 x 2815
Bathroom	6'8" x 6'7"	2040 x 2005
Cloaks	2'8" x 5'11"	805 x 1795
Total internal area	834ft ²	77.48m ²



Please note that we have endeavored to portray a reasonable account of the properties we are planning to build. Circumstances may force us to change certain issues and therefore we would advise you to carefully discuss all issues with your Sales Executive at each stage of the process. All facts and photographs used in our marketing literature are intended to reasonably convey the lifestyle offered by a Gladedale home. Each home may differ in external finish and appearance and elevational issues may differ from those photographed or illustrated. Floor plans are as accurate as we can be at time of printing but please be aware that individual construction may result in a slight variance. Please also note that the interior design, furnishings and some fittings and fixtures that make up our showhome are not part of our standard specification. These particulars do not form part of a contract or a warranty.

January 07/CH99.1



ROOM DIMENSIONS		(in meters)	(in meters)
LOUNGE	3.72 X 4.81	DINING	2.27 X 2.81
KITCHEN	2.41 X 2.81	BEDROOM 1	2.75 X 3.37
BEDROOM 2	2.62 X 3.10	BEDROOM 3	1.90 X 2.81
BATHROOM	2.04 X 2.00		

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

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