



Westray Lodge, Woodlands Road, Blairgowrie, PH10 6JX

Offers Over £399,950

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Westray Lodge, Woodlands Road, Blairgowrie, PH10 6JX

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Next Home's
Buying Guide



Next Home
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About the Area

Westray Lodge enjoys a peaceful setting on Woodlands Road, within a popular residential area of Blairgowrie. The town offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and schooling.

Blairgowrie is surrounded by beautiful Perthshire countryside, with nearby woodland walks, the River Ericht and the Cateran Trail providing plenty of opportunities to enjoy the outdoors. Golfers are also well served by Blairgowrie Golf Club and its renowned courses.

The town is well placed for commuting, with Perth and Dundee both readily accessible, while the nearby Angus Glens and Cairngorms provide even more opportunities for walking, cycling and outdoor pursuits.





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Property Summary

Westray Lodge is a genuinely individual family home, set within a generous and private plot on Woodlands Road. The accommodation is spacious, incredibly practical and has been decorated to be sympathetic to the original style of the house.

At the heart of the property is the impressive open-plan lounge and dining area. Generous proportions create plenty of room for both relaxing and entertaining, while large windows and doors bring in an abundance of natural light and connect the living space with the conservatory and garden beyond. A striking stone fireplace with wood-burning stove adds warmth and character, creating a natural focal point within the room.

The living-room and kitchen areas are designed to flow easily together, forming a functional living-space, which adapts well for parties and gatherings.

The kitchen is well-organised, modern and practical, with a breakfast bar for informal everyday dining. It has excellent worktop and storage space, and there is also a separate utility room.

Across the generous hallway, a large living-room, currently in use as a home office, provides a separate space, with attractive views of the garden.

One of the real strengths of Westray Lodge is its flexibility. Three double bedrooms are located on the ground floor alongside the shower room. Upstairs are two further double bedrooms, currently arranged as a bedroom and cinema room, together with a bathroom and attic space. This gives the property plenty of scope to adapt as family needs change.

Practicality continues outside with a double garage, while the property also benefits from 12 solar panels, 10kW battery storage and a solar immersion heater controller. The property is well insulated and therefore warm for being open plan.

With its generous plot, flexible accommodation and fantastic choice of living spaces, Westray Lodge is a home designed for everyday family life – equally suited to busy mornings, working from home, entertaining friends or simply finding a quiet corner to relax.



Key property features

- ✓ Unique family home with 5 double bedrooms
- ✓ Popular residential area
- ✓ Spacious accommodation throughout
- ✓ Good sized plot
- ✓ 12 Solar panels with 10kw battery storage
- ✓ Solar immersion heater controller
- ✓ Modern Kitchen with separate Utility room
- ✓ Open-plan living at its best
- ✓ Conservatory
- ✓ Double garage









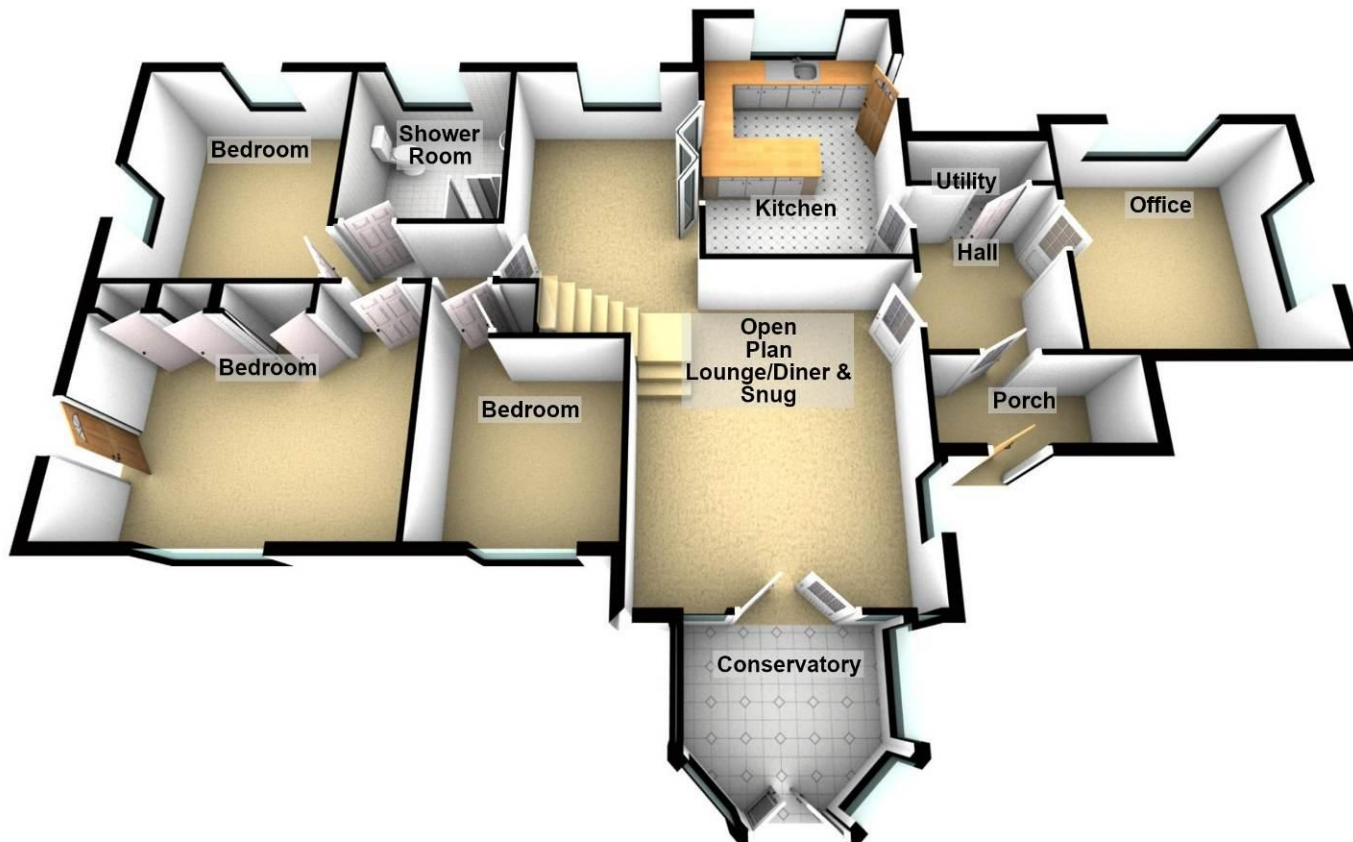




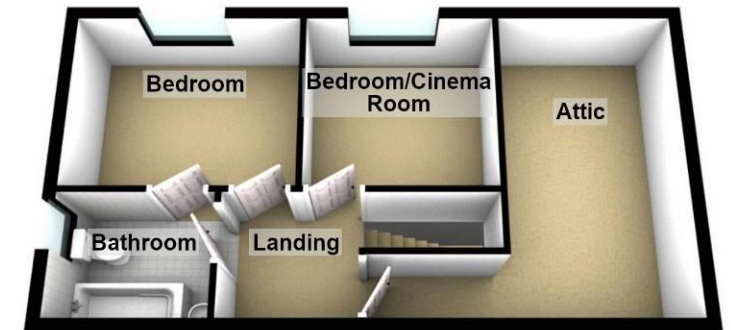


Floorplans

Ground Floor



First Floor



Property Room Sizes

PORCH

9' 10" x 5' 2" (3m x 1.6m)

HALL

9' 10" x 7' 6" (3.m x 2.3m)

LOUNGE/DINER

20' 4" x 19' 0" (6.2m x 5.8m)

SNUG

13' 1" x 10' 9" (4m x 3.3m)

KITCHEN

15' 1" x 11' 1" (4.6m x 3.4m)

UTILITY ROOM

7'4" x 3'8" (2.26. x 1.24m)

OFFICE

14' 1" x 12' 5" (4.3m x 3.8m)

CONSERVATORY

11' 5" x 10' 2" (3.5m x 3.1m)

BEDROOM(GROUND FLOOR)

14' 1" x 14' 1" (4.3m x 4.3m)

BEDROOM(GROUND FLOOR)

11' 9" x 11' 1" (3.6m x 3.4m)

BEDROOM(GROUND FLOOR)

14' 1" x 9' 2" (4.3m x 2.8m)

SHOWER ROOM

8' 2" x 7' 6" (2.5m x 2.3m)

LANDING

8' 2" x 7' 6" (2.5m x 2.3m)

BEDROOM/CINEMA ROOM

11' 9" x 10' 9" (3.6m x 3.3m)

BEDROOM

11' 9" x 11' 1" (3.6m x 3.4m)

BATHROOM

8' 2" x 5' 10" (2.5m x 1.8m)



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