



Leading Perthshire Estate Agency

3 Meadow Avenue, Blairgowrie, PH10 6FR

Offers Over £325,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

3 Meadow Avenue, Blairgowrie, PH10 6FR

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week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Situated within a modern and highly desirable residential development, Meadow Avenue offers a peaceful setting while remaining within easy reach of Blairgowrie's excellent range of amenities.

The town provides supermarkets, independent shops, cafés, restaurants, primary and secondary schooling, healthcare facilities and leisure amenities, including the Blairgowrie Recreation Centre. The surrounding Perthshire countryside offers an abundance of walking, cycling and outdoor pursuits, with nearby golf courses and the River Erich adding to the area's appeal.

Excellent road links provide convenient access to Perth, Dundee and the A9, making the location ideal for commuters. Combining modern family living with a quiet setting and easy access to amenities, Meadow Avenue is one of Blairgowrie's most sought-after developments.





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Property Summary

This immaculately presented five-bedroom detached family home is situated within a modern and highly sought-after residential development in Blairgowrie.

Finished to an exceptional standard throughout, this spacious home offers flexible accommodation ideally suited to modern family living. A standout feature of the property is the professionally converted garage, creating a versatile additional room which can be utilised as a fifth bedroom, home office, playroom or family room, together with a separate utility room.

The ground floor is centred around a superb open plan kitchen, dining and living area, creating a bright and sociable space that is perfect for both everyday family life and entertaining. The contemporary kitchen is fitted with quality units and integrated appliances, while the dining and lounge areas enjoy excellent natural light and direct access to the rear garden. A convenient W/C completes the ground floor accommodation.

On the first floor are four generous bedrooms, including a superb principal bedroom with a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which are beautifully presented and offer excellent proportions.

Externally, the property benefits from a large private driveway providing ample off-street parking. The fully enclosed rear garden has been thoughtfully landscaped and offers an excellent space for families, outdoor dining and entertaining.



Key property features

- ✓ 4/5 bedrooms
- ✓ Modern build
- ✓ Solar panels
- ✓ Converted garage
- ✓ Modern finishes
- ✓ Well presented
- ✓ Large shed in garden
- ✓ Popular residential area
- ✓ NHBC







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Have a property to sell?

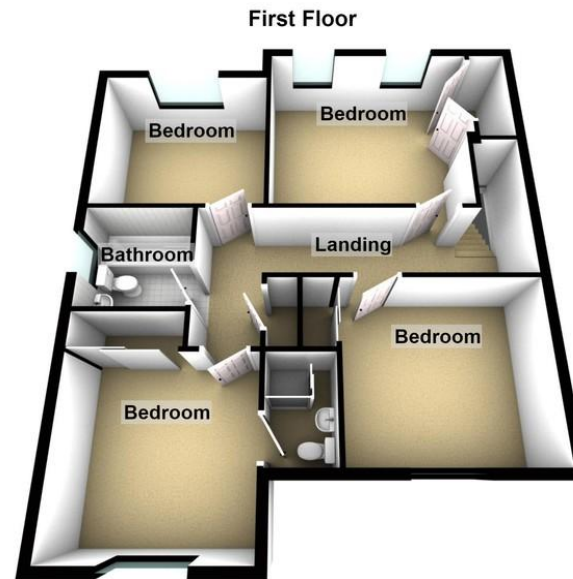
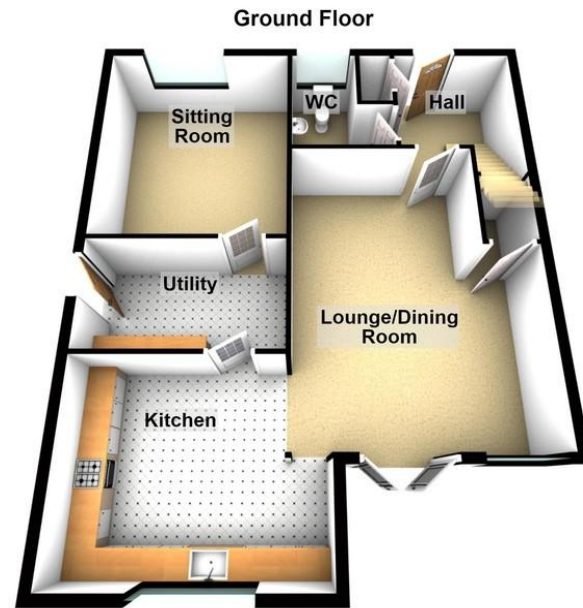
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room Sizes

HALL

WC

7' 1" x 5' 10" (2.16m x 1.78m)

LOUNGE/DINER

20' 1" x 13' 10" (6.12m x 4.22m)

KITCHEN

11' 8" x 10' (3.56m x 3.05m)

UTILITY ROOM

10' 2" x 7' 0" (3.1m x 2.13m)

SITTING ROOM

12' 2" x 9' 8" (3.71m x 2.95m)

PRINCIPAL BEDROOM

12' 9" x 10' 5" (3.89m x 3.18m)

ENSUITE

7' 5" x 4' 3" (2.26m x 1.3m)

BEDROOM

12' 11" x 9' (3.94m x 2.74m)

BEDROOM

11' 4" x 10' 2" (3.45m x 3.1m)

BEDROOM

10' 5" x 8' 8" (3.18m x 2.64m)

BATHROOM

6' 5" x 7' 9" (1.96m x 2.36m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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