Simple Approach

Estate Agents

Geordann Alyth Road, Blairgowrie
PH10 7DY

Offers over £328,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

Geordann Alyth Road, Blairgowrie, PH10 7DY

Situated within a sought-after residential location on Alyth Road, Blairgowrie, this impressive detached bungalow offers spacious and versatile accommodation, making it an excellent family home. The property comprises a welcoming entrance hallway, a bright front-facing lounge, and an open-plan kitchen and dining area, providing an ideal space for everyday living and dining. There is also a separate utility room, three well-proportioned bedrooms, including a master bedroom with en-suite facilities, and a further family shower room completes the interior.

Externally, the property benefits from a large private driveway providing ample off-street parking, along with an internal garage which also offers convenient access directly from the house. Private garden grounds to both the front and rear provide excellent outdoor space for relaxing and enjoying the surroundings. Further benefits include gas central heating and double glazing throughout. Located within a desirable residential area, this attractive home is ideally suited to families seeking comfortable living space both inside and out.

Living Room
13'6" x 17'2" (4.14 x 5.24)

Kitchen/Diner
20'3" x 10'2" (6.18 x 3.10)

Utility Room
13'6" x 5'5" (4.13 x 1.66)

Master Bedroom
10'3" x 14'1" (3.14 x 4.31)

En-Suite
11'4" x 5'6" (3.46 x 1.70)

Bedroom Two
10'2" x 10'11" (3.11 x 3.33)

Bedroom Three
9'10" x 7'11" (3.01 x 2.43)

Family Shower Room
11'5" x 6'7" (3.50 x 2.02)

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- Detached Bungalow In A Sought-After Residential Location
- Three Well-Proportioned Bedrooms
- Family Shower Room
- Spacious Open-Plan Kitchen And Dining Area
- Master Bedroom With En-Suite Facilities
- Large Private Driveway And Internal Garage
- Bright Front-Facing Lounge
- Separate Utility Room

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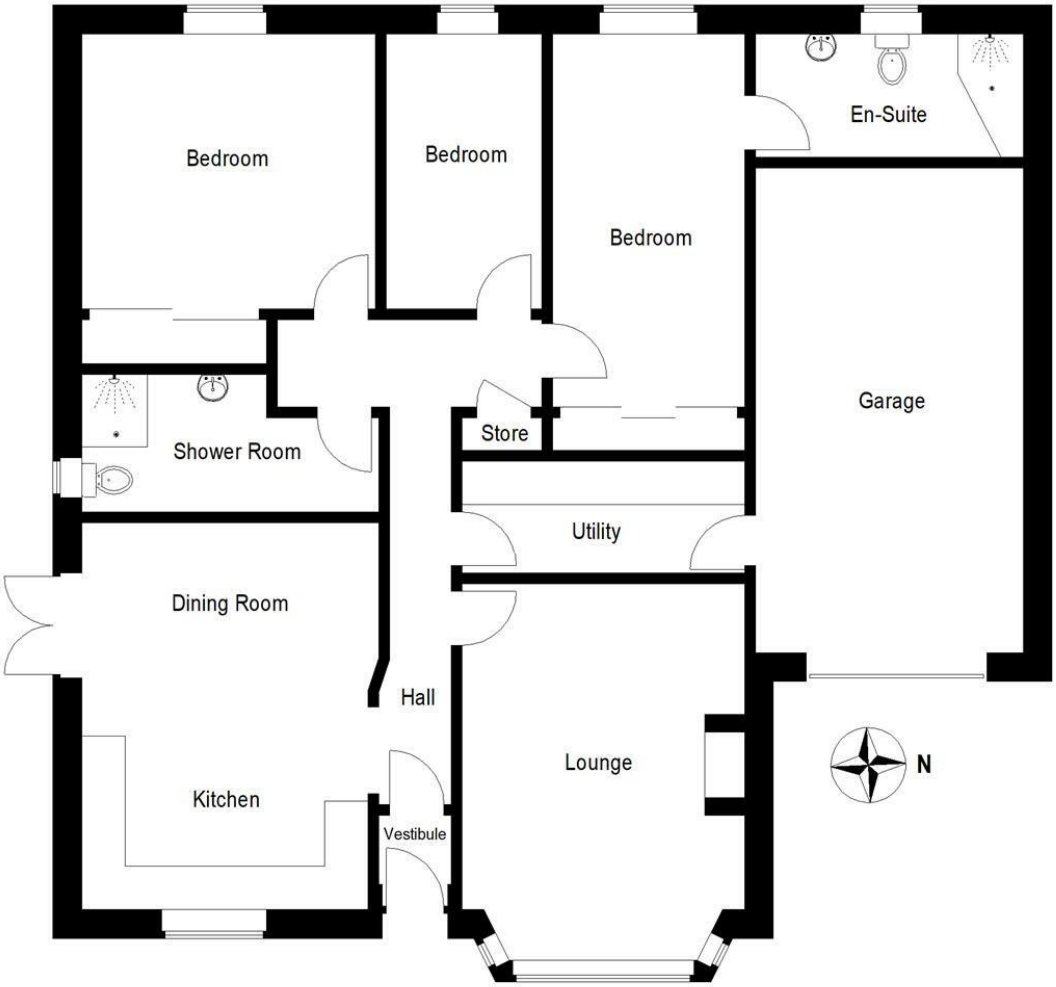
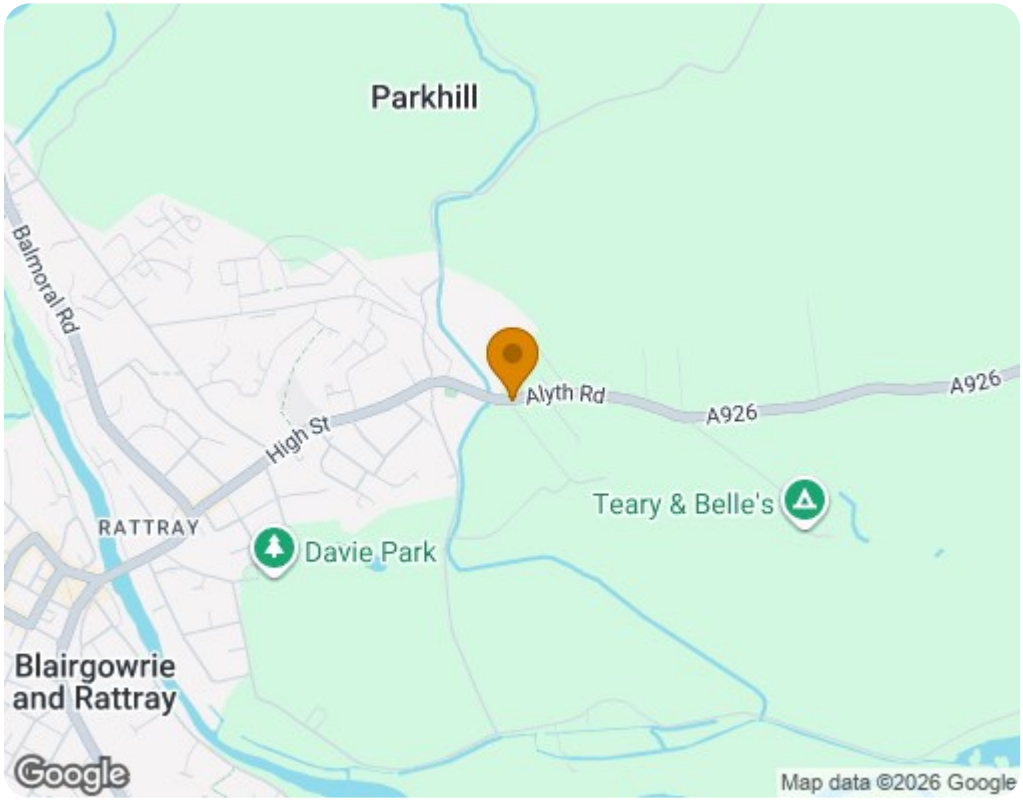
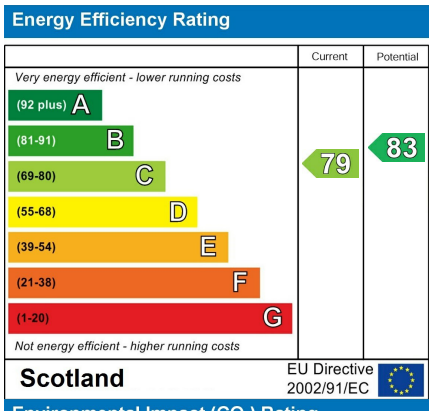
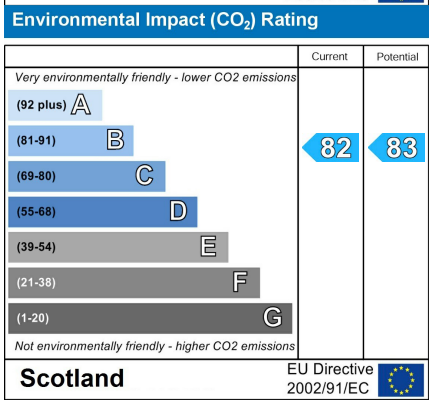


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343292)







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