

95 Smithfield Crescent, Blairgowrie, PH10 6UE

Offers over £240,000

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- Flexible three-bedroom layout
- Open-plan kitchen/living area
- Ground-floor bathroom
- Bright modern interior
- Private driveway
- Ground-floor bedroom/office
- Modern fitted kitchen
- Main bedroom with en suite
- Generous rear garden
- Detached garage

95 Smithfield Crescent is a well-presented and versatile home offering bright, modern accommodation, an attractive rear garden and useful off-street parking with a detached garage.

The ground floor has been arranged with everyday living firmly in mind. A spacious open-plan kitchen and living area forms the heart of the home, combining sleek grey units, generous worktop space and comfortable space for both seating and dining. Large windows bring in plenty of natural light, while a door provides convenient access outside. Also on this level is a flexible bedroom/office, giving buyers the option of a third bedroom, dedicated workspace or additional reception room, together with a modern family bathroom. Upstairs are two further bedrooms, including a generous main bedroom with a light, contemporary finish and the added benefit of its own en suite. The second bedroom provides further comfortable accommodation, making the upper floor well suited to family living. Outside, the property enjoys a neatly maintained rear garden, predominantly laid to lawn with a paved seating area, while a gravelled driveway leads to the detached garage.











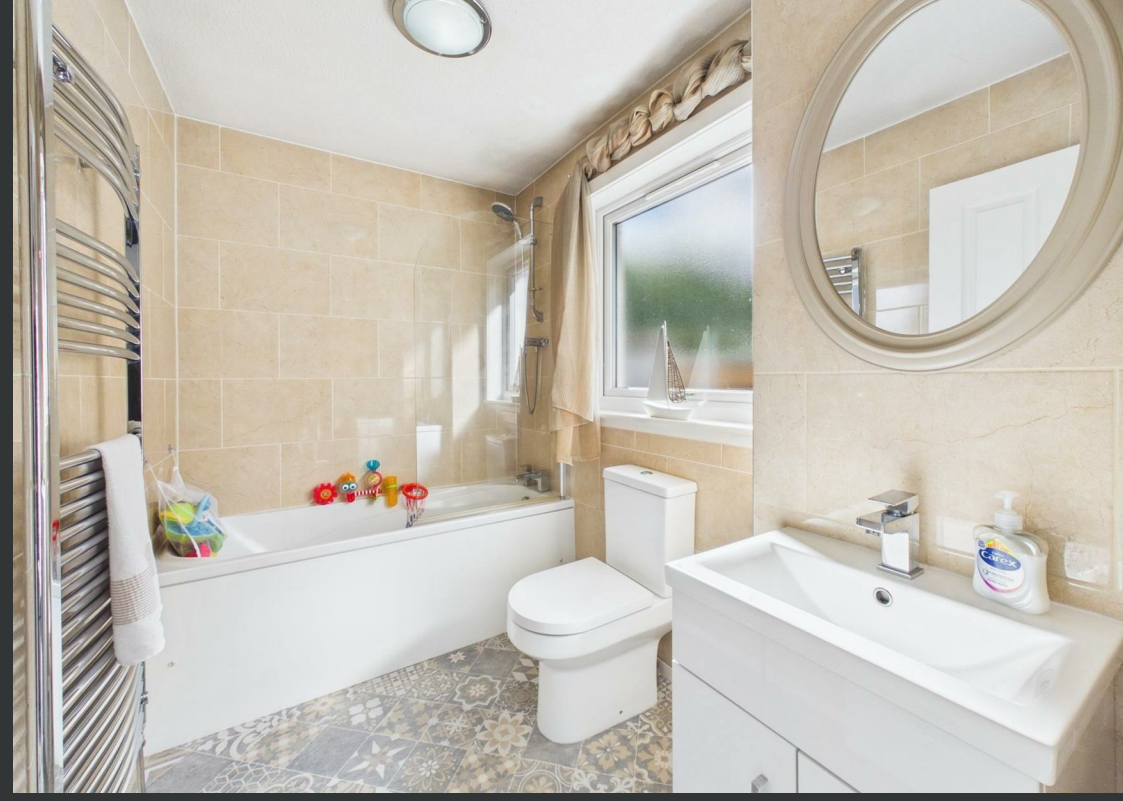


Location

Smithfield Crescent sits within an established residential area of Blairgowrie, well placed for access to the town's wide range of everyday amenities. Blairgowrie offers supermarkets, independent shops, cafés, restaurants, leisure facilities and essential services, while the surrounding Perthshire countryside provides plenty of opportunities for walking and outdoor recreation. The town is also well positioned for travel towards Perth, Dundee and other nearby communities, making it a convenient base for commuters as well as those looking to enjoy a more relaxed setting. Local schools and regular transport links further add to the area's broad appeal.











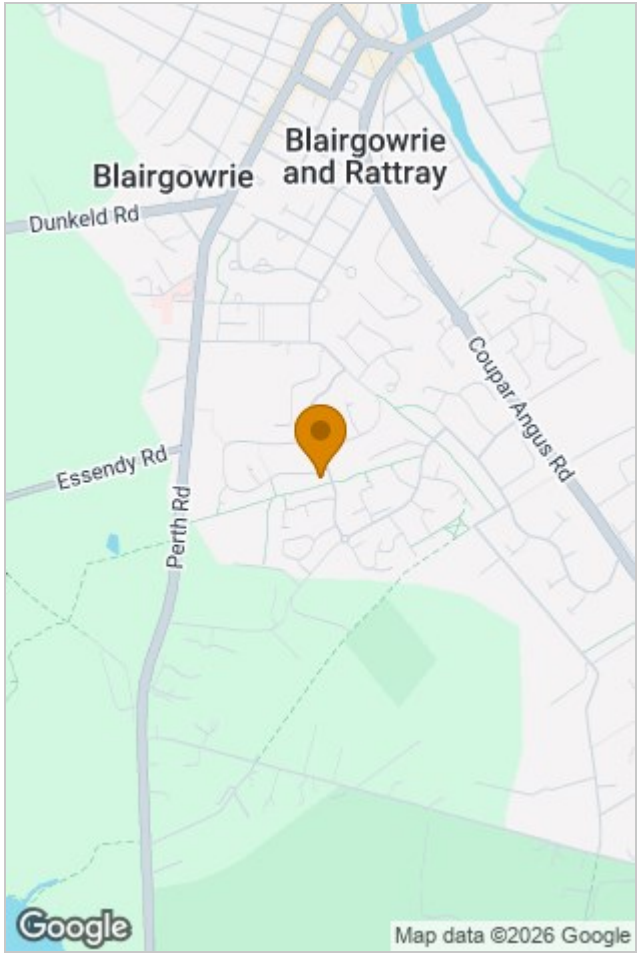


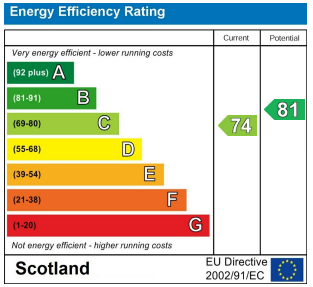
Ground floor

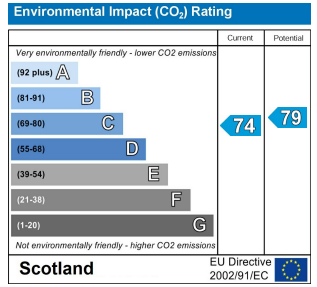




Floor 1







Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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