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5 Kingarth Drive, Blairgowrie, PH10 6TP

Offers Over £385,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

5 Kingarth Drive, Blairgowrie, PH10 6TP

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Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

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First Time Buyer
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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Rosemount is one of Blairgowrie's most desirable residential areas, offering an attractive combination of established homes, leafy surroundings and convenient access to the excellent amenities of this popular Perthshire town. Set close to the banks of the River Ericht, the area enjoys a peaceful residential atmosphere while remaining within easy reach of Blairgowrie town centre.

Blairgowrie and neighbouring Rattray provide an excellent range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, professional services, healthcare facilities and highly regarded schools. The area is well known for its welcoming community and provides an excellent base for families, couples and those looking to enjoy a more relaxed pace of life.

The surrounding countryside is a major attraction, with beautiful riverside walks, woodland trails and open farmland providing superb opportunities for walking, cycling, fishing and wildlife watching. Blairgowrie Golf Club is renowned for its attractive championship courses, while the CATERAN Trail offers a fantastic long-distance walking route through some of Perthshire's most spectacular scenery.

Rosemount is ideally placed for exploring the wider area, with the stunning Angus Glens, Glenshee and the Cairngorms within easy reach. Loch of the Lowes Nature Reserve, Dunkeld and Birnam, Pitlochry and Scone Palace are also popular destinations for days out, while the River Tay provides further opportunities for outdoor recreation.

Excellent road links provide convenient access to Perth, Dundee and the A9, making the area well suited to commuters while retaining its attractive semi-rural character.

Combining a highly regarded residential setting with excellent local amenities, beautiful countryside and an abundance of leisure opportunities, Rosemount offers an enviable lifestyle in the heart of Perthshire.





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Property Summary

Next Home Estate Agents are delighted to present this impressive four-bedroom detached bungalow, occupying a secluded position within the highly desirable Rosemount area of Blairgowrie. Set within beautiful, mature and exceptionally well-established gardens, this spacious home offers generous accommodation throughout, complemented by excellent parking, a double garage and solar panels.

The bright and welcoming accommodation provides excellent flexibility for modern family living. A spacious hallway benefits from multiple storage cupboards and leads to a huge lounge, where patio doors provide a seamless connection to the gardens. A separate dining room lies directly off the lounge, creating an ideal space for both everyday dining and entertaining.

The well-appointed kitchen provides access to a useful sunroom/utility area, which houses the washing machine and tumble dryer and offers further practical space. There are four generously proportioned double bedrooms, all benefiting from built-in wardrobes. The principal bedroom further enjoys a modern en-suite, while a well-appointed main bath room serves the remaining accommodation.

Externally, the property is particularly impressive. The large, mature gardens offer a high degree of privacy and have been thoughtfully landscaped to create a wonderful variety of spaces, including established trees, colourful flower beds, a vegetable patch, fruit trees, a sculpted hedge and a patio area. A timber summer house, shed and greenhouse provide excellent additional facilities, making the gardens ideal for keen gardeners or those who simply enjoy outdoor living.

A monobloc driveway provides parking for multiple vehicles and leads to the substantial double garage. Further benefits include gas central heating, double glazing and solar panels.

Situated within a peaceful and highly regarded residential area, the property is ideally placed for access to Blairgowrie's excellent range of local amenities, schools, leisure facilities and beautiful surrounding countryside.

Combining spacious single-level accommodation, superb outdoor space and a sought-after location, this rarely available bungalow offers an outstanding opportunity for a wide range of buyers. Early viewing is highly recommended.



Key property features

- ✓ 4 Double Bedrooms with built in storage
- ✓ Principal en-suite
- ✓ Spacious and bright accommodation throughout
- ✓ Excellent storage
- ✓ Stunning mature gardens
- ✓ Double garage
- ✓ Driveway for multiple vehicles
- ✓ Gas central heating, solar panels & double glazing
- ✓ Immaculately presented
- ✓ Highly desirable residential location













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

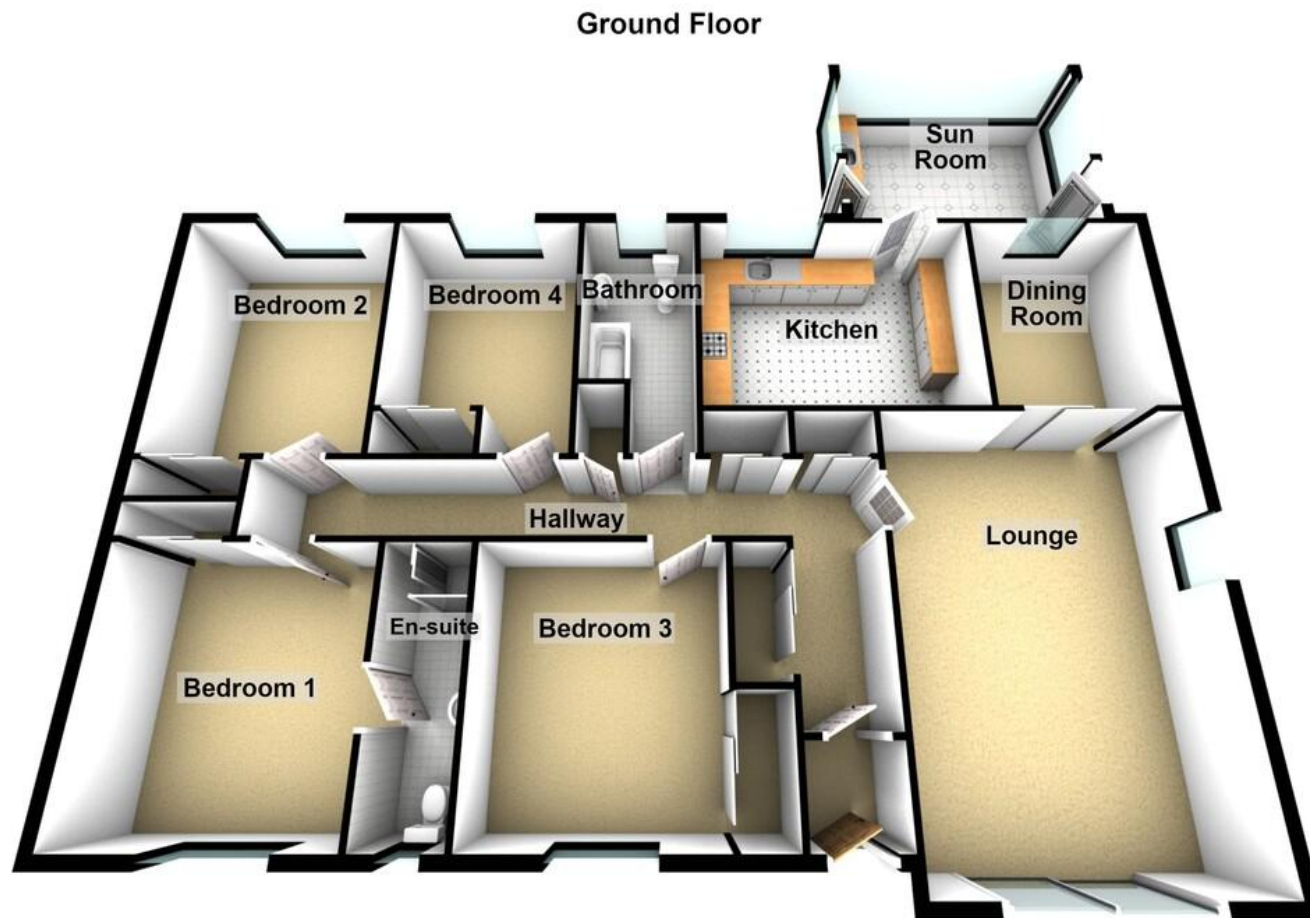
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room Sizes

KITCHEN

14' 2" x 10' 7" (4.32m x 3.24m)

LOUNGE

14' 9" x 20' 7" (4.5m x 6.29m)

DINING ROOM

8' 11" x 10' 7" (2.72m x 3.24m)

SUN ROOM

13' 6" x 10' 3" (4.12m x 3.13m)

BATHROOM

5' 10" x 13' 2" (1.78m x 4.03m)

BEDROOM 1

12' 11" x 13' 1" (3.95m x 4m)

ENSUITE

3' 11" x 13' 1" (1.2m x 4m)

BEDROOM 2

10' 9" x 13' 2" (3.3m x 4.03m)

BEDROOM 3

11' 5" x 13' 1" (3.48m x 4m)

BEDROOM 4

9' 7" x 13' 2" (2.94m x 4.03m)

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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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