

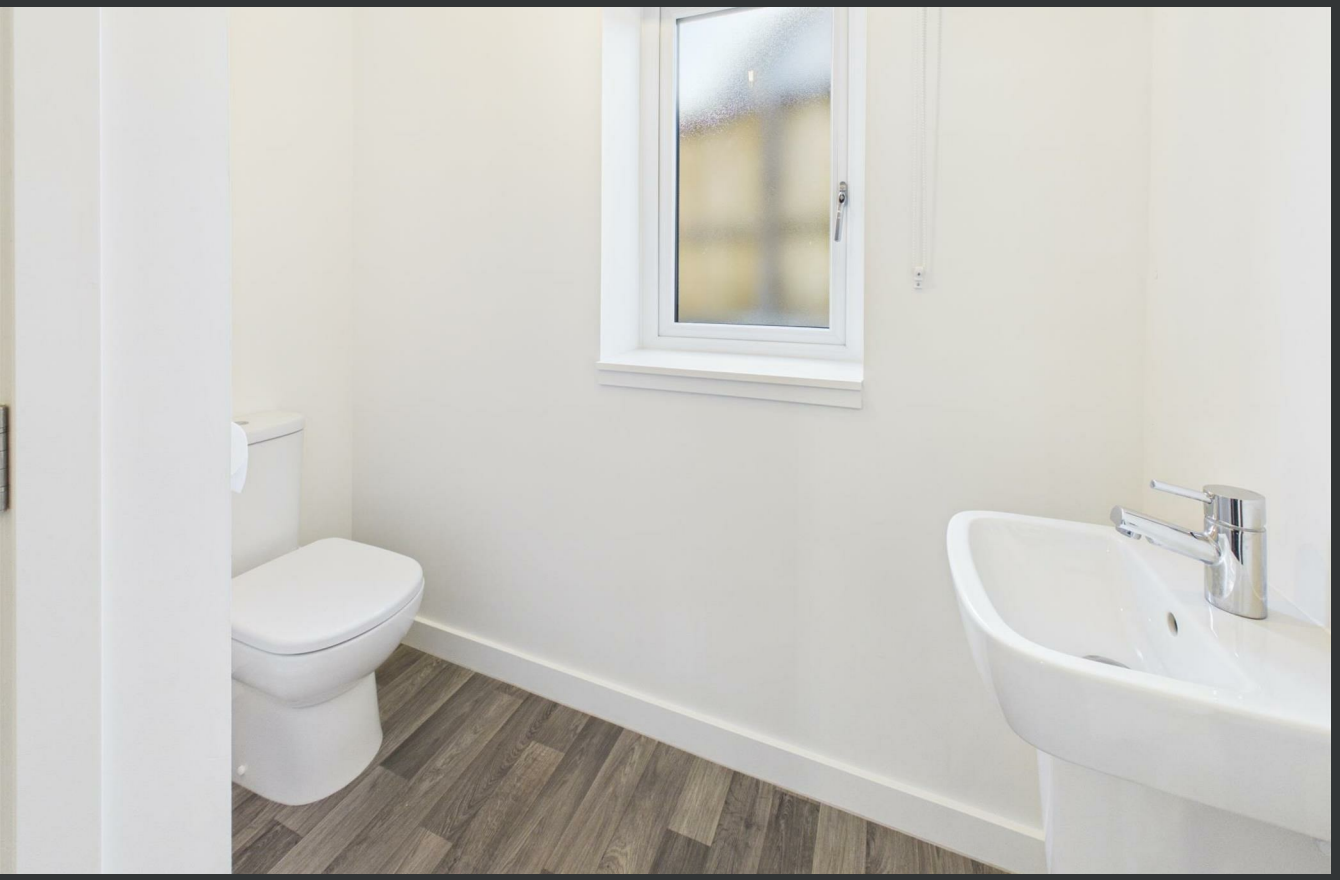
1 Meadow Avenue, Blairgowrie, PH10 6FR

Offers over £307,500

4 2 1 B









1 Meadow Avenue
Blairgowrie, PH10 6FR

Offers over £307,500

- No onward chain
- Attractive four-bedroom detached family home
- Spacious and bright living room
- Contemporary fitted kitchen with integrated appliances
- Open-plan kitchen and dining area
- Four well-proportioned bedrooms
- Family bathroom, en suite shower room and downstairs WC
- Separate utility room and integral garage
- Driveway providing convenient off-street parking
- Enclosed rear garden and solar panels

Situated within an attractive residential development in Blairgowrie, 1 Meadow Avenue is a beautifully presented four-bedroom detached family home offering modern, spacious accommodation, stylish interiors and a generous enclosed rear garden.

The property welcomes you with a bright entrance hallway leading to a spacious living room, providing the perfect setting for relaxing or entertaining. To the rear, the contemporary kitchen and dining area is a real highlight, featuring sleek grey units, integrated appliances, ample worktop space, with rear doors opening directly onto the garden, creating an excellent space for family dining and social gatherings. Practicality is well catered for with a separate utility room, downstairs WC and integral garage, offering useful additional storage. Upstairs, four well-proportioned bedrooms provide flexible accommodation for growing families, visiting guests or those requiring a home office. A family bathroom and additional en suite shower room add further convenience. Externally, the property enjoys a private, enclosed rear garden, predominantly laid to lawn, offering plenty of space for outdoor activities and entertaining. To the front, a driveway provides off-street parking alongside the integral garage. Complete with solar panels and modern finishes throughout, this impressive home combines comfort, practicality and contemporary family living in a desirable Blairgowrie location.











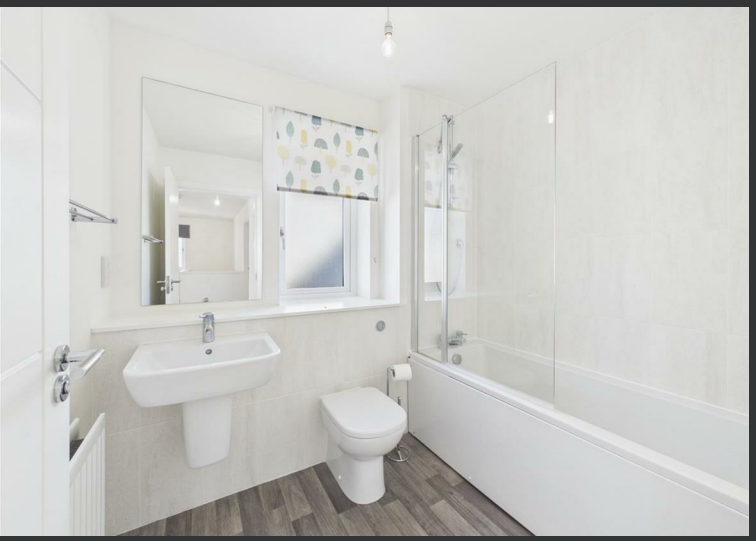
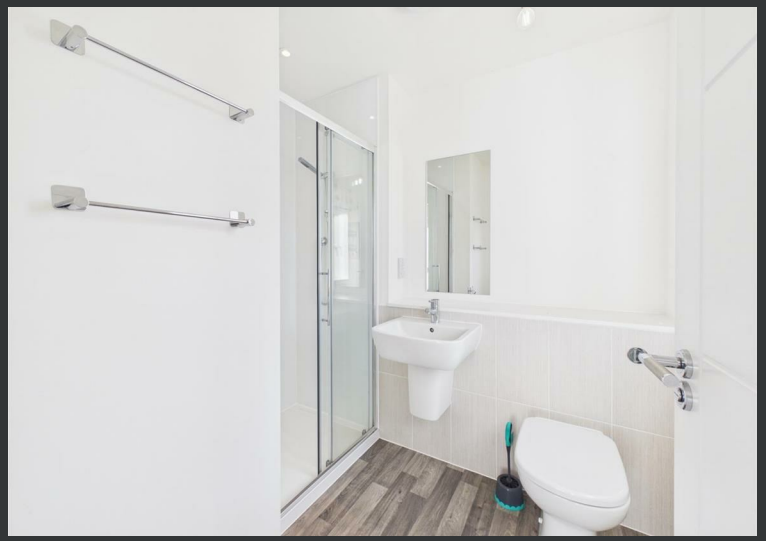


Location

Blairgowrie is a thriving Perthshire town, beautifully positioned beside the River Ericht and surrounded by picturesque countryside. The town offers an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, along with primary and secondary schooling. Outdoor enthusiasts can enjoy scenic riverside walks, cycling routes, golf courses and easy access to the stunning landscapes of the nearby Glenshee and Cateran Trail. Blairgowrie is also conveniently located for commuting, with road connections to Perth, Dundee and the wider central Scotland transport network. Combining everyday amenities with countryside charm, the area provides an appealing setting for families and professionals alike.











Possible

Approximate total area(1)

1388 ft²

129 m²

Reduced headroom

11 ft²

1 m²

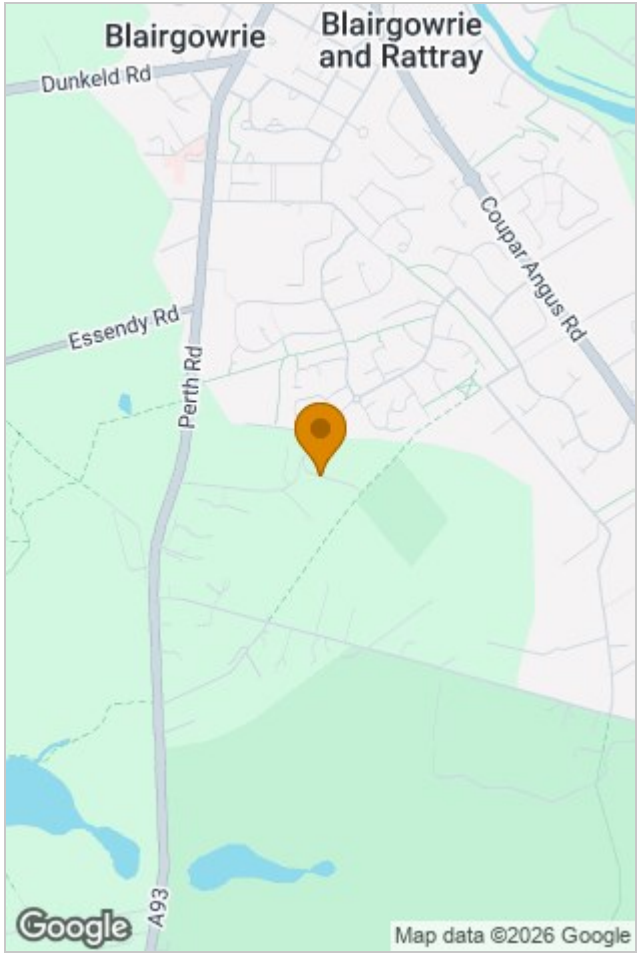
(1) Excluding balconies and terraces

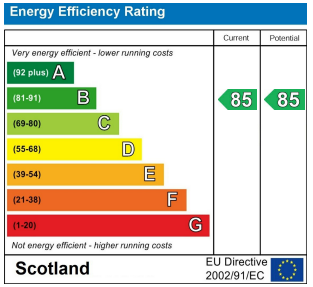
Reduced headroom

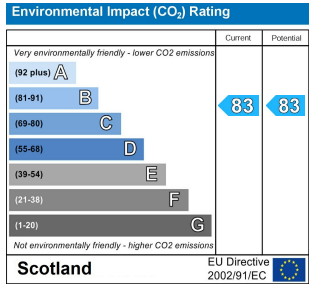
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@weareposible.co.uk
weareposible.co.uk