

46 Rosemount Park, Blairgowrie, PH10 6TZ

Offers over £253,000

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46 Rosemount Park
Blairgowrie, PH10 6TZ

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- Three-bedroom detached bungalow
- Sought-after residential location
- Single garage
- Well-maintained garden grounds
- Established shrubs and planting
- Generous living room
- Separate dining room
- Spacious breakfasting kitchen
- Three comfortable bedrooms
- All bedrooms with fitted wardrobes

Set within an established and popular residential area of Blairgowrie, 46 Rosemount Park is an attractive three-bedroom detached bungalow offering generous accommodation, well-maintained gardens and excellent potential for buyers looking to make a home their own.

The property is entered via a vestibule leading into a spacious central hallway, providing access to all the main rooms. The generously proportioned living room enjoys plenty of natural light through a large front-facing window. A separate dining room provides a dedicated space for family meals and entertaining, with glazed doors connecting to the living room. The kitchen offers an extensive range of timber-fronted units, ample worktop space and room for informal dining. There are three comfortable double bedrooms, all benefiting from mirrored fitted wardrobes. A family bathroom and useful hallway storage complete the accommodation. Externally, the property occupies an appealing plot with attractive lawned gardens, established shrubs and planting. The rear garden offers a pleasant space for outdoor relaxation, while a timber shed and single garage provide useful storage. With accommodation arranged entirely on one level and plenty of scope for personalisation, this is a lovely home with much to offer.













Location

Rosemount Park is situated within a popular and established residential area of Blairgowrie, offering a peaceful setting while remaining conveniently placed for the town's many amenities. Blairgowrie provides a good selection of independent shops, supermarkets, cafés, restaurants, schools and leisure facilities. The area is particularly appealing to those who enjoy the outdoors, with scenic countryside walks, golf courses and the River Ericht nearby. Regular bus services connect Blairgowrie with Perth and Dundee, while road links provide convenient access to surrounding Perthshire towns and villages. Combining a welcoming community atmosphere with everyday convenience, Blairgowrie remains a highly desirable place to call home.

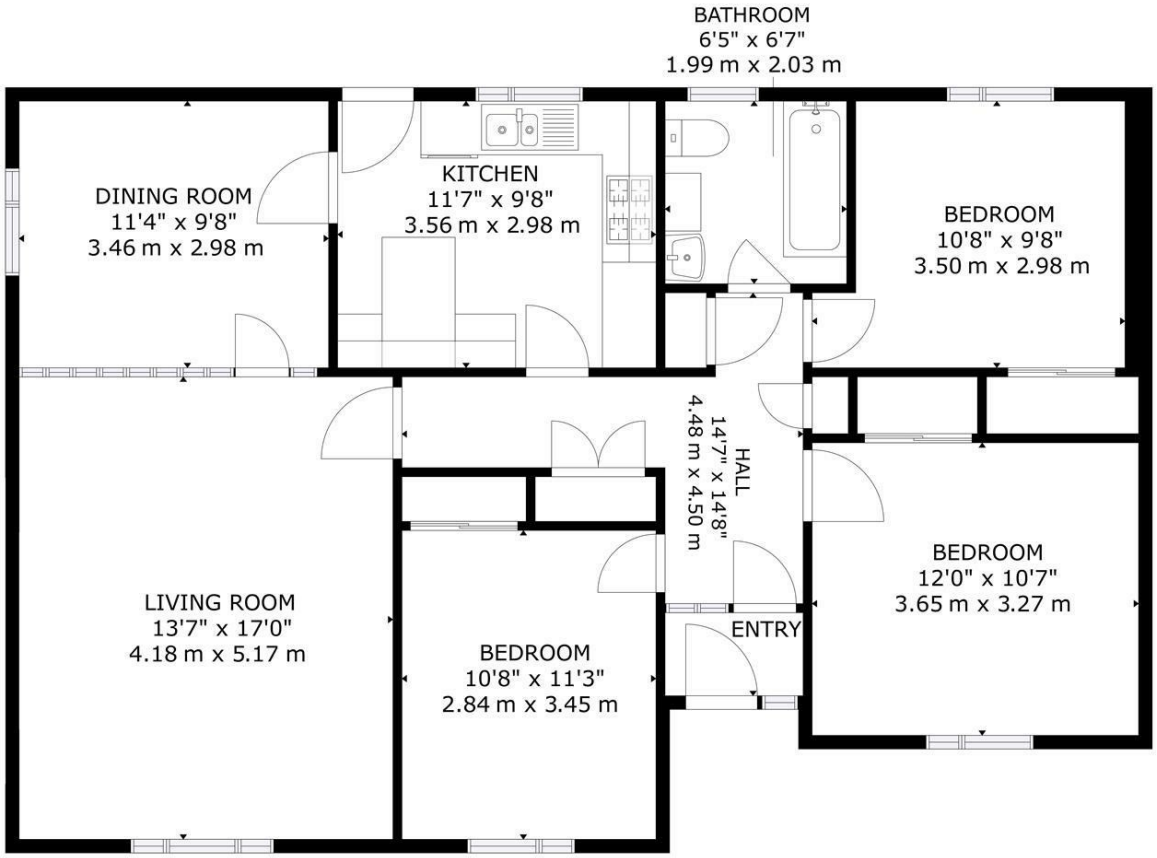


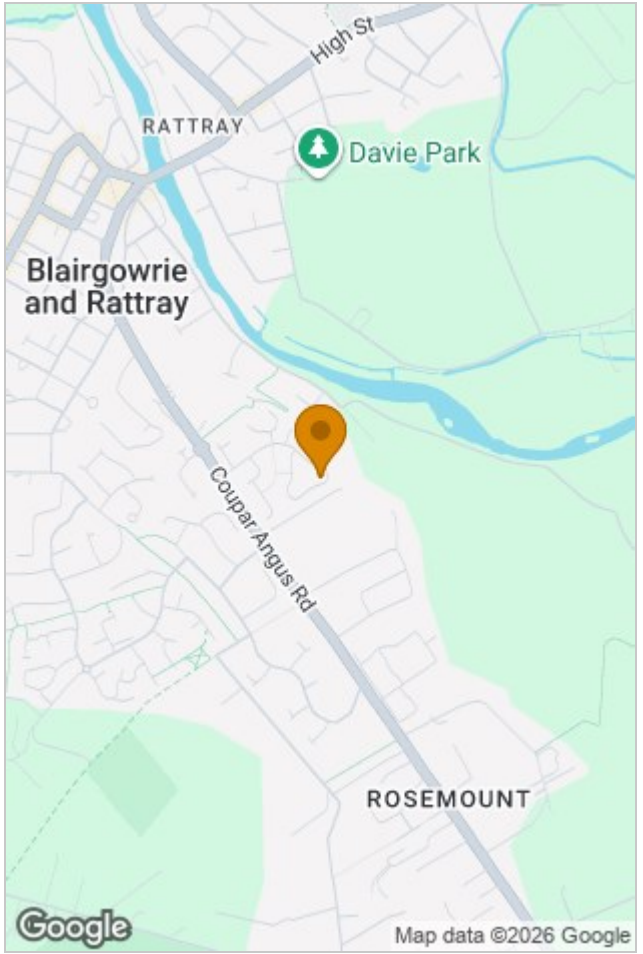








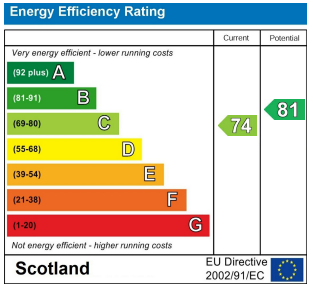


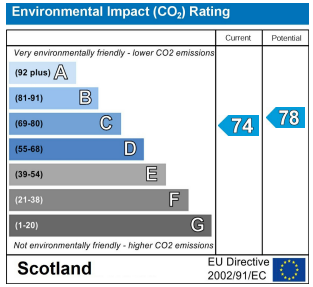


FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1109 sq.ft, 103 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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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