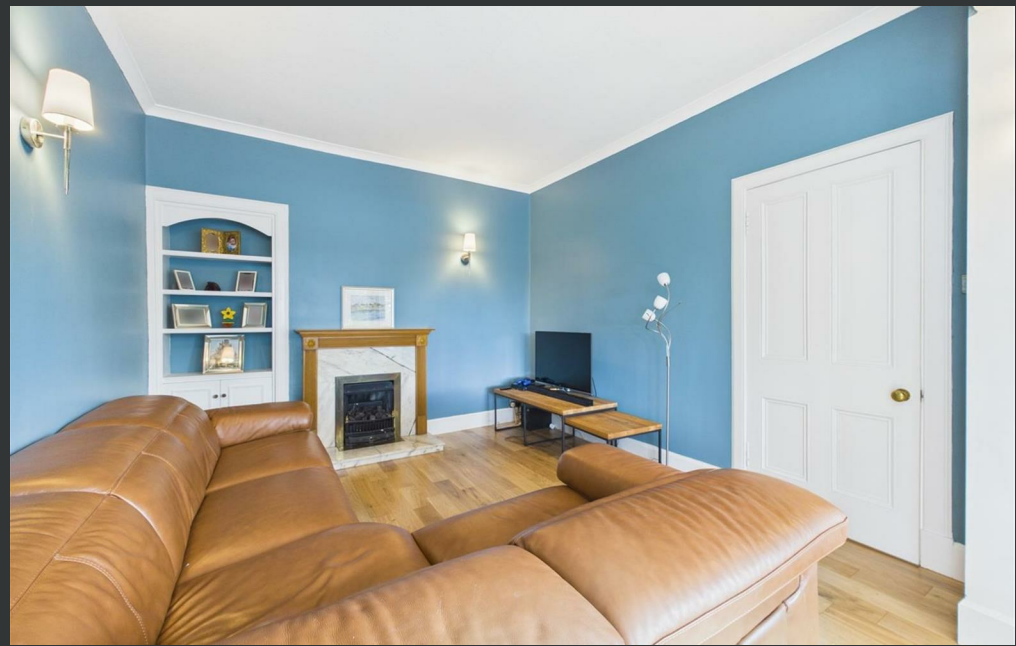




Heathcote Golf Course Road, Blairgowrie, PH10 6LF

Offers over £355,000

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Heathcote Golf Course Road Blairgowrie, PH10 6LF

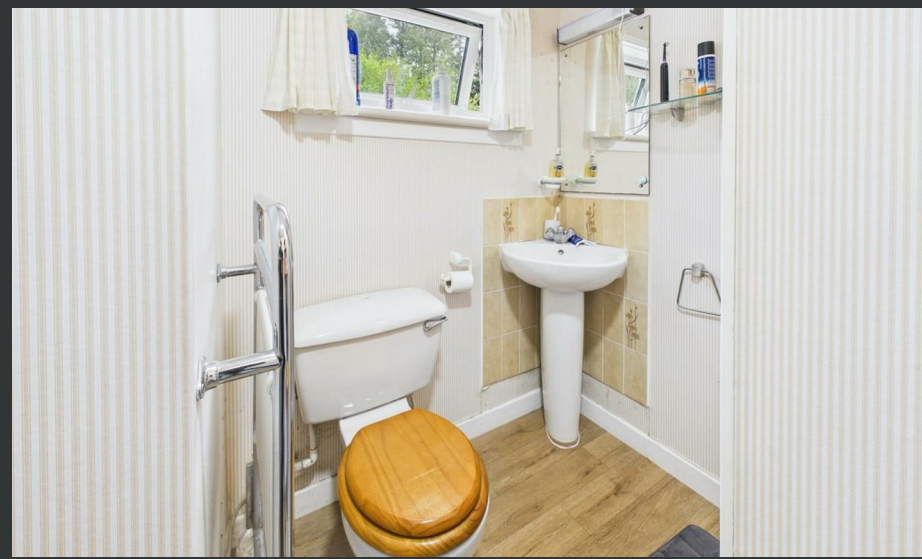
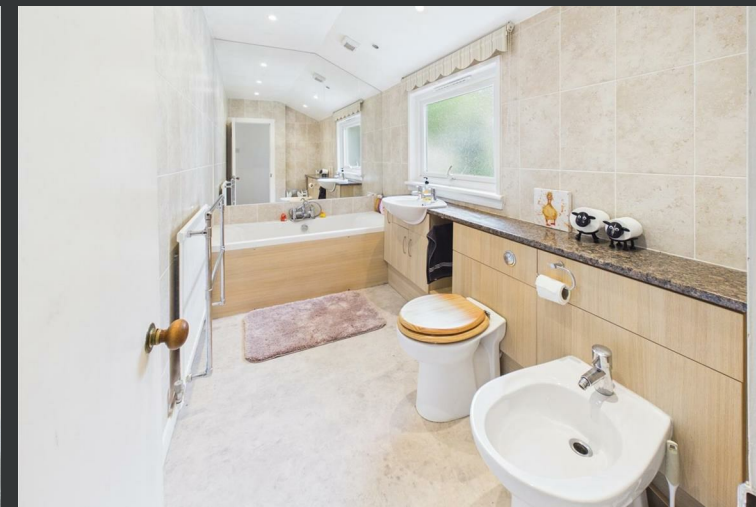
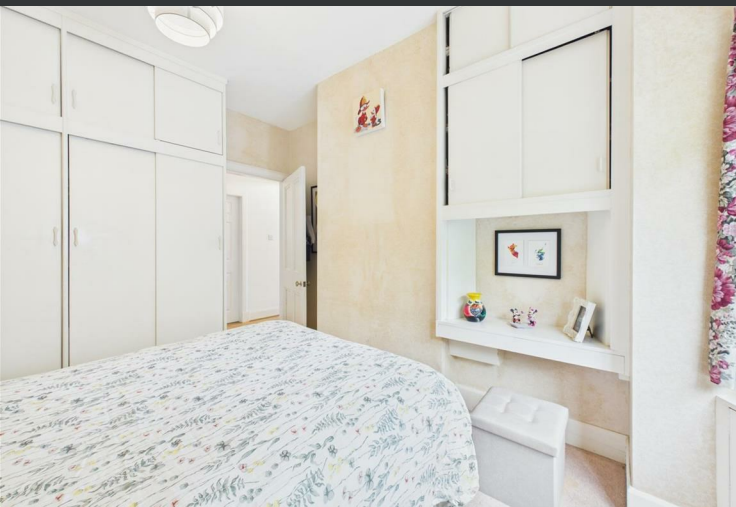
- Detached three-bedroom bungalow
- Large dining kitchen
- Bathroom & shower room
- Extensive mature gardens
- Excellent development potential
- Spacious living room
- Separate utility room
- Detached garage with workshop
- Generous driveway parking
- Prime location next to Blairgowrie Golf Club

Occupying a generous plot in one of Blairgowrie's most desirable locations, Heathcote is a spacious detached bungalow offering comfortable single-level living, extensive gardens and excellent potential to make it your own.

A welcoming vestibule opens into a central hallway, providing access to well-proportioned accommodation throughout. The bright living room enjoys a large picture bay window, flooding the space with natural light and creating an inviting setting for everyday living. The spacious dining kitchen offers an excellent range of units, ample workspace and room for family dining, complemented by a separate utility room for added practicality. The property boasts three generously sized double bedrooms, all offering flexible accommodation for families, guests or those working from home. A family bathroom and separate shower room provide excellent convenience for modern living. Externally, Heathcote sits on an impressive plot with extensive lawned gardens surrounding the property, offering plenty of space for children to play, keen gardeners to enjoy or future landscaping opportunities. A detached garage incorporating a useful workshop, together with a generous driveway, provides excellent parking and storage. Situated beside Blairgowrie Golf Club and within easy reach of the town centre, this is a rare opportunity to secure a spacious bungalow in an enviable setting, combining peaceful surroundings with everyday convenience.

Offers over £355,000

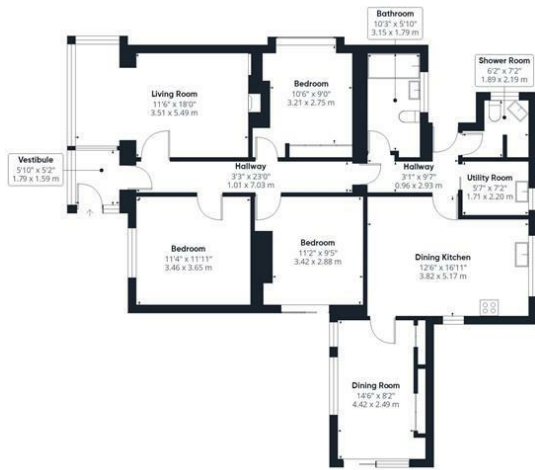




Location

Golf Course Road is one of Blairgowrie's most prestigious residential addresses, enjoying a peaceful setting beside the renowned Blairgowrie Golf Club. The town centre is within easy reach, offering an excellent selection of shops, supermarkets, cafés, restaurants, schools and leisure facilities. Blairgowrie is ideally placed for enjoying Perthshire's beautiful countryside, with easy access to walking, cycling and outdoor pursuits, while Glenshee and the Cairngorms are within comfortable reach. Perth and Dundee are both easily accessible for commuting, making this an excellent location for those seeking a balance of rural surroundings, recreational opportunities and everyday convenience.





Ground floor Building 1



Ground floor Building 2

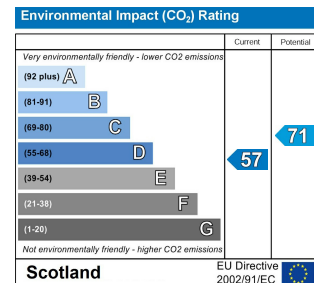
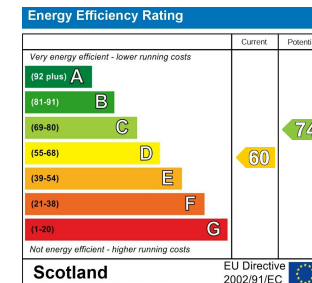
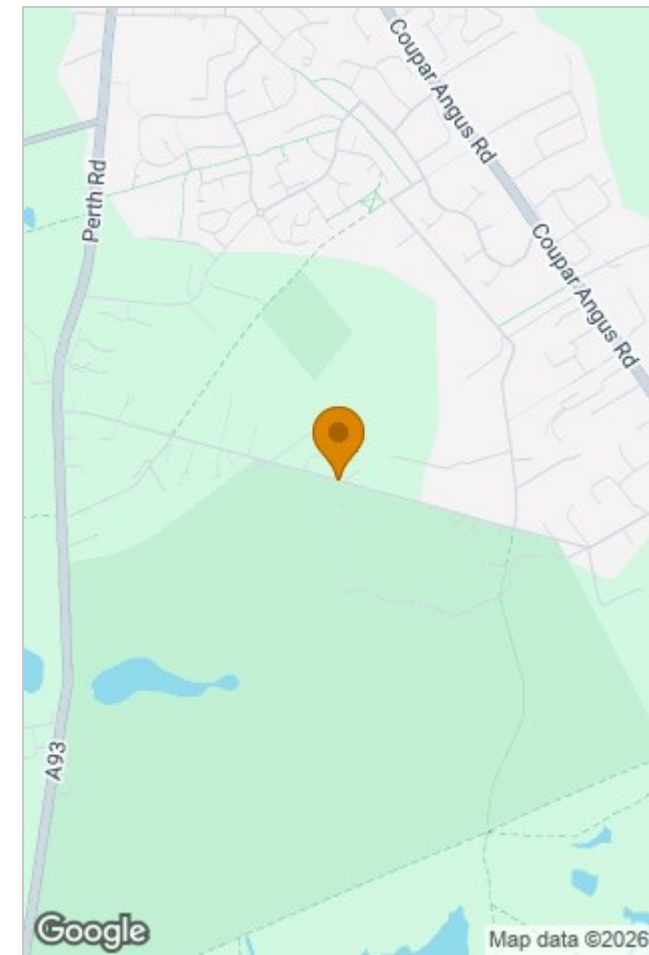


Approximate total area⁽¹⁾
1394 ft²
129.5 m²

(1) Excluding balconies and terraces

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.

