

18 Victoria Place, Blairgowrie, PH10 7HL

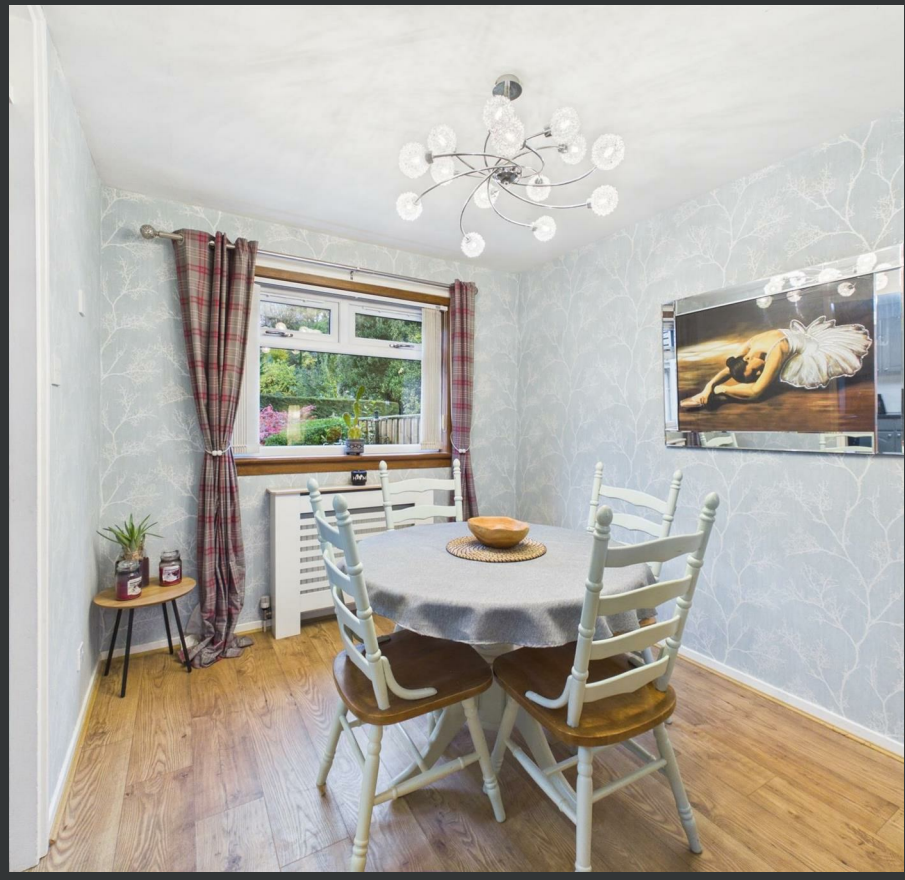
Offers over £192,500

3 1 1 C









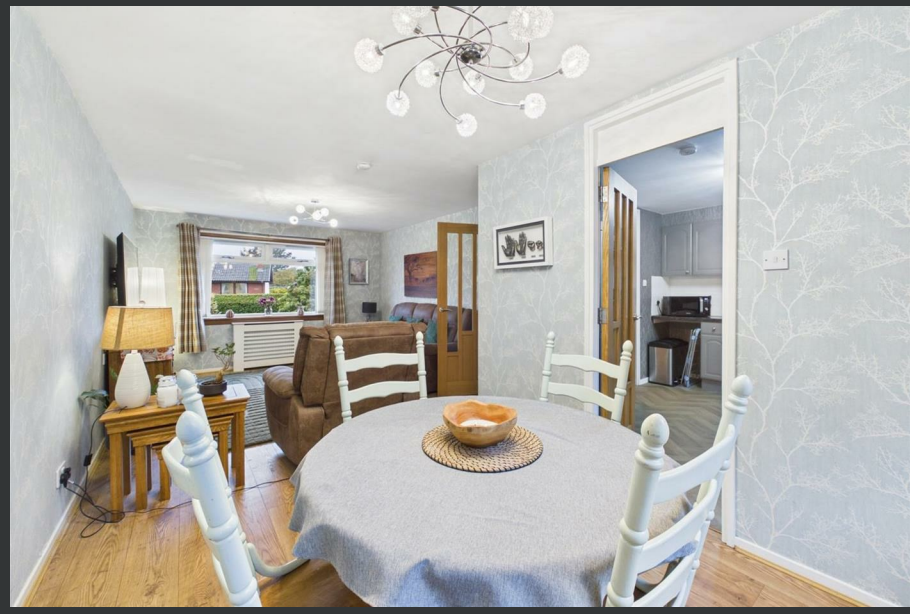
18 Victoria Place
Blairgowrie, PH10 7HL

Offers over £192,500

- Attractive semi-detached home
- Convenient location
- Well-appointed fitted kitchen
- Bright family bathroom
- Generous private driveway
- Three bedrooms
- Generous living and dining space
- Convenient downstairs WC
- Well maintained gardens
- Substantial detached garage

Enjoying a pleasant position within the popular Rattray area of Blairgowrie, 18 Victoria Place is an attractive three-bedroom semi-detached home offering spacious accommodation, well-maintained gardens and excellent parking facilities, including a substantial detached garage.

The property is presented in a welcoming style throughout, with comfortable living spaces and a practical layout suited to everyday family life. The ground floor features an entrance hallway leading to a generously proportioned living room, offering plenty of space for both relaxation and dining. A separate kitchen is fitted with a range of light grey units, contrasting worktops and ample storage, while a convenient downstairs WC completes this level. Upstairs, there are three bedrooms, including two well-proportioned doubles and a single bedroom, which could also serve as a home office or nursery. A family bathroom completes the accommodation, with additional storage available from the landing. Outside, the property benefits from attractive garden grounds, with a neatly maintained front lawn and established planting. To the rear, there is a further enclosed garden featuring lawn, mature shrubs and colourful borders, alongside an additional gravelled area. A generous driveway provides off-street parking and leads to the substantial detached garage. Combining comfortable accommodation with excellent outdoor space and practical parking, this is an appealing home in a popular residential setting.

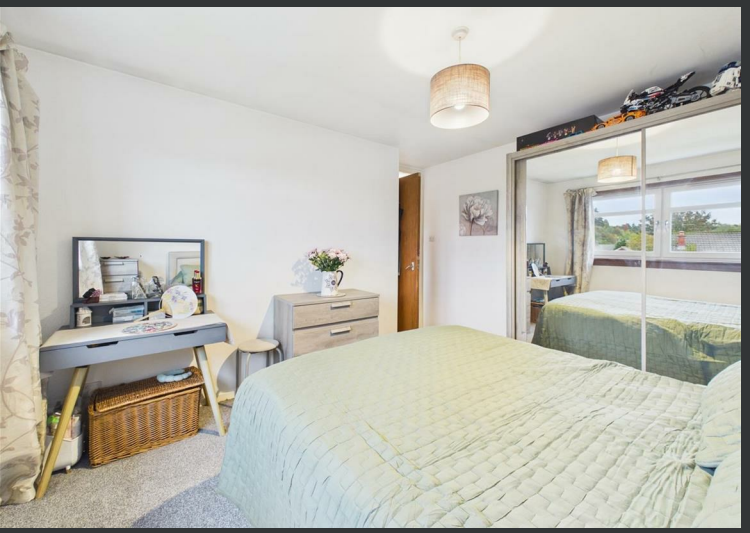








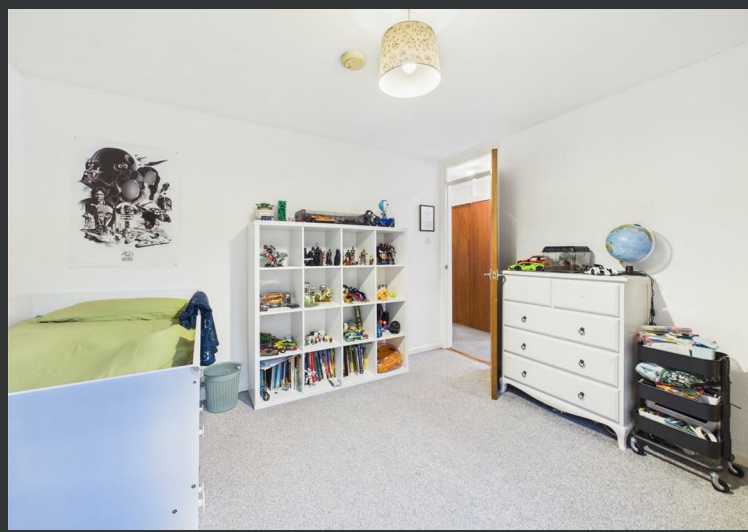




Location

Rattray is a popular residential area adjoining Blairgowrie, offering a welcoming community atmosphere and convenient access to a wide range of amenities. The area benefits from local schooling, shops and recreational facilities, while nearby Blairgowrie provides supermarkets, independent retailers, cafés, restaurants and healthcare services. Surrounded by attractive Perthshire countryside, the area is particularly appealing to those who enjoy outdoor activities, with scenic walks along the River Ericht and access to the Cateran Trail. Blairgowrie also offers excellent golf facilities and convenient road connections to Perth, Dundee and the wider region, alongside regular bus services to surrounding towns and villages.







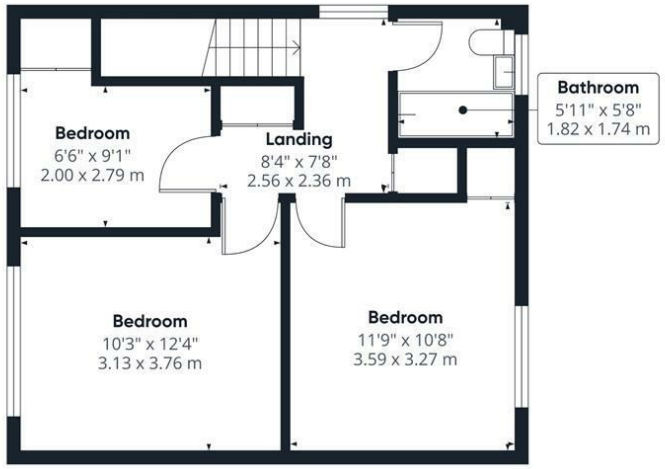




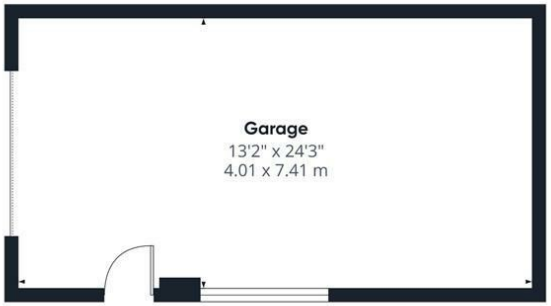




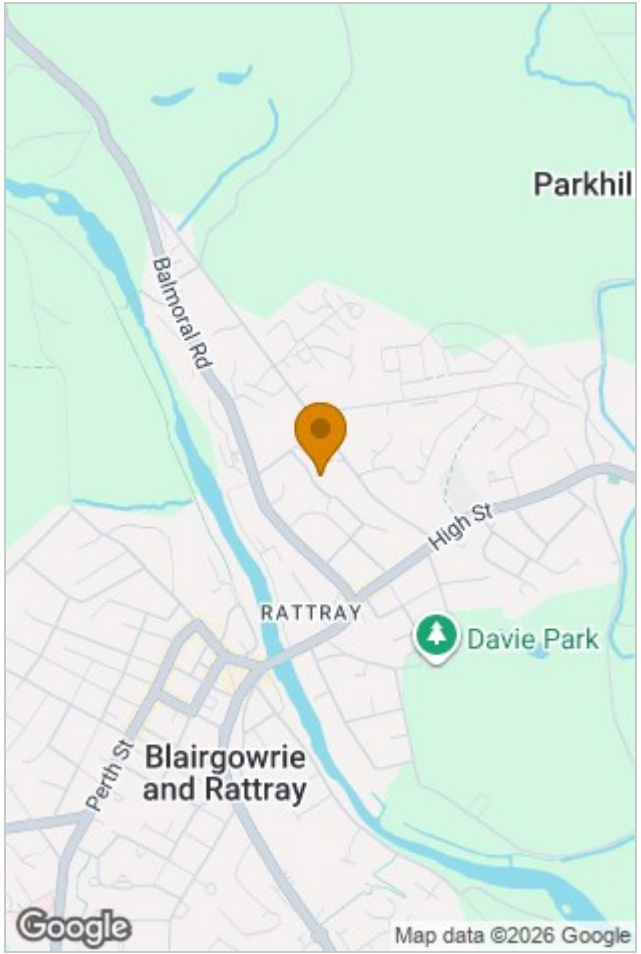
Ground floor Building 1

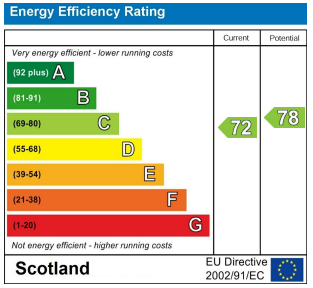


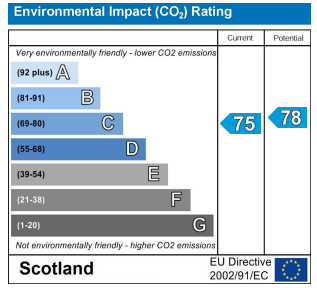
Floor 1 Building 1



Ground floor Building 2







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@wearepossible.co.uk
wearepossible.co.uk