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5 Maple Place, Blairgowrie, **Perthshire PH10 6UX**

Offers Over £235,000
£5,000 Below Home Report Value

- Luxury, Modern Detached Bungalow
- Tranquil Residential Area
- Quality Conservatory
- Spacious Sitting Room
- Immaculate Condition
- GCH & Double Glazing
- Adjacent to Open Countryside
- Shops & Services Nearby
- 20 Minutes to Dundee & Perth
- 3 Double Bedrooms
- En Suite Master Bedroom
- Modern Kitchen & Diner
- Brand New Bathroom
- Lovely Private Gardens
- Driveway & Garage
- Utility Room
- EPC Rating – C
- Close to Schools & Sports Centre

Viewing By Appointment:

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DESCRIPTION: This beautiful, modern, luxury detached family bungalow is situated in a very quiet, residential area of Blairgowrie, adjacent to Rosemount. It is just a short stroll to the local schools, the sports centre and open countryside. The town centre with all its shops and services in only a five minute drive away. The property has been finished to the highest standard, is tastefully decorated and has been upgraded and improved throughout. There are three double bedrooms, (one en suite) a brand new family bathroom, spacious lounge, modern fitted kitchen with dining area, utility room, plus a quality built conservatory with a new, solar efficient glass roof. The house is bright, spacious and with efficient gas central heating, will be easy to keep warm and cosy. Outside are private, well maintained gardens and a mono block driveway, leading to the integral single garage.



ENTRANCE & HALLWAY: A porch shelters the secure front door that gives access to the hallway. This is fitted with quality laminate flooring and extends the length of the property. Solid cherry wood doors lead to all rooms from the hallway and there is a deep storage cupboard at the far end.



SITTING ROOM: (5.8m x 3.7m) Three quarter glazed, double timber doors open from the hall into a spacious family room with fitted carpet and large bay windows overlooking the front garden. On the far wall is a feature fireplace with electric, living flame fire, marble mantelpiece and plinth. Next to this are the TV and satellite points.



KITCHEN - DINER: (6m x 3.2m) The open plan kitchen is fitted with beech wood finish, base and wall units and dark laminate worktops with tiled splash back. These are fitted with double electric ovens and a gas hob with extractor hood above. In addition there is an integral fridge-freezer and dishwasher. A 1½ stainless steel sink sits beside a window overlooking the front garden. To the rear, double timber and glass doors give access to the conservatory. Here there is space for a dining table for up to six persons.



UTILITY ROOM: (2.8m x 1.6m) Access is from the kitchen and here there are the same style kitchen units and a stainless steel sink, with space below for a washing machine and tumble dryer. A side door leads out to the rear garden and another opens into the integral garage.

CONSERVATORY: (5m x 3.8m) This high quality extension has laminate flooring and a brand new thermal efficient and self cleaning glazed roof, which helps to maintain an even temperature. One side is currently used as an office and on the other, double doors open out to the garden and patio.



FAMILY BATHROOM: (2.3m x 1.9m) This room was completely refurbished in 2016 with a new white suite, floor to ceiling tiles, electric Mira shower with folding glass screen, stainless steel towel rail and extractor fan.

MASTER BEDROOM – EN SUITE: (3.7m x 3.1m) This lovely room has a fitted carpet, TV point and window overlooking the rear garden. There is a deep, walk-in double wardrobe with bi-fold doors. The adjacent en suite was also refurbished in 2016 with a new white suite, floor to ceiling tiles, stainless steel towel rail and shower with glass enclosure.



BEDROOM 2: (3.3m x 2.9m) With fitted carpet, TV point, built in double wardrobe with sliding mirror doors and a window to the side garden.

BEDROOM 3: (2.8m x 2.6m) Also with built in double wardrobes, carpet, TV point and side window.

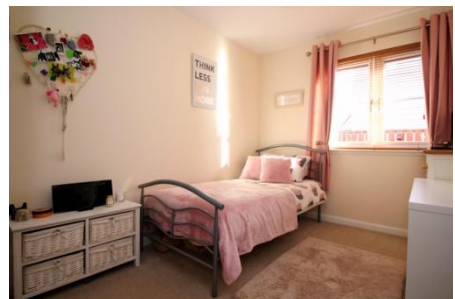
GARDENS & EXTERIOR: The property sits back from a quiet road in a small and tranquil development, adjacent to open countryside. The front garden consists mainly of lawns and shrubs and a mono block driveway leads to the integral single garage with roller door. A path to the side leads around to a pretty rear garden given over mainly to lawns, borders, shrubs and a handy timber shed, all enclosed by timber fencing. From the conservatory, a stone path leads to a pleasant southwest facing patio area, ideal for BBQ's and for sitting out to catch the evening sun.



LOCATION: Maple Place is a quiet cul de sac, less than 1 mile from the town centre and adjacent to the main schools and sport centre. Rosemount Golf Courses are just a short stroll and there is plenty of open countryside to explore nearby. There are many lovely walks and cycle routes including the Ardblair Trail which passes nearby. The town centre, with all the main shops, restaurants and services is just a 5 minute drive. Blairgowrie is a busy market town, popular with visitors and locals alike coming to enjoy the many sporting activities, particularly golf, fishing, skiing and hill walking. This is a very pretty corner of rural Perthshire and there is an abundance of open countryside to enjoy for walking and cycling. Yet Perth and Dundee Cities are just 20 minutes drive away and Edinburgh approx 1 hour.



DIRECTIONS: From the Perth Road turn into Beeches Road, then first right after the High School onto Berrydale Road and Maple Place is straight over the roundabout at the foot of Berrydale. Alternatively, please follow the link on our website.



Viewing by appointment only through Adams Property:

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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