



# adamsproperty

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**15 Ardblair Road, Blairgowrie,**  
**Perthshire PH10 6QA**

**Offers Over £170,000**

- Spacious Semi Detached Villa
- Tranquil Residential Cul de Sac
- Immaculate Condition
- Beautiful Open Views
- Double Glazing & Gas C.H.
- Tastefully Decorated
- Guest WC
- Modern Fitted Kitchen
- Adjacent to Open Countryside
- Council Tax - B
- 20 Minutes to Dundee & Perth
- 3 Double Bedrooms
- En Suite Ground Floor Bedroom
- Modern Quality Extension
- Off Street Parking & Driveway
- Private Gardens
- Spacious Living Room
- Solid Oak Timber Flooring
- Garden Shed
- Close to Town, Schools & Sport Centre
- EPC Rating – C
- Rosemount Golf Courses Nearby

**Viewing** By Appointment:

**Adams Property**

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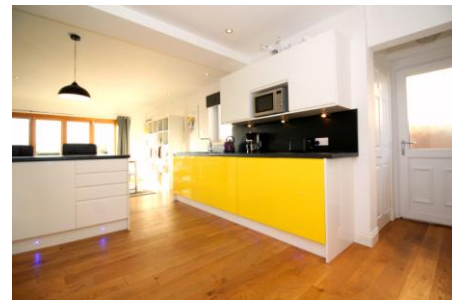
**DESCRIPTION:** Situated on a quiet Cul de Sac opposite Golf Course Road, just 5 minutes from the town centre and Rosemount, this lovely semi detached villa has recently been considerably extended and upgraded to the highest standard. On the ground floor to the rear, is a spacious and quality built extension, with modern fitted kitchen and open plan living room with large timber bi fold doors that open onto the garden. There is a guest WC beside the kitchen and a hallway leads to a ground floor bedroom with en suite shower room and ample storage. Upstairs is the family bathroom and two further double bedrooms. The house is fully double glazed and has efficient gas central heating. To the front, a gravelled garden and driveway leads around to the rear garden where there is decking, lawn and a timber shed. Behind the garden are open fields that lead on to the woods and lochs beyond.



**ENTRANCE & HALLWAY:** Entry from the front is via a semi glazed upvc door that opens into a hallway with solid oak flooring and a deep storage cupboard that houses an efficient combi boiler. To the left is an en suite bedroom and ahead is the new extension with kitchen and lounge.



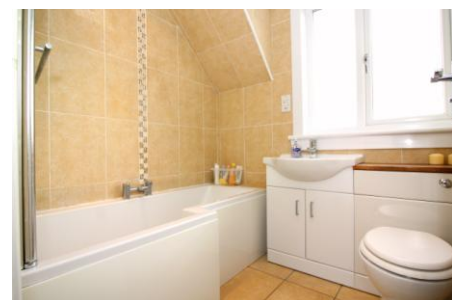
**LIVING ROOM:** (5m x 6m) Situated in a recently and solidly built extension to the original building, this spacious room has solid oak flooring and double glazed timber bi fold patio doors with lovely views, that open onto a decked area and rear garden. There is plenty of room for a lounge suite, shelving units and a family dining table. The TV is wall mounted, the heating is from column radiators and there are ceiling down lights.



**KITCHEN:** (3.5m x 4m) This open plan area is adjacent to the living room and is fitted with modern, high gloss base and wall units on two sides. There is a breakfast bar unit between the lounge and kitchen and all base units are fitted with dark laminate worktops. Beside the breakfast bar is a four ring electric ceramic hob, over which is an extractor fan. Beside the hob is an eye level integral, double electric oven and an integral microwave is on the opposite side. In addition there are integral fridge/freezer, dishwasher and washing machines. A black Corian sink sits next to the side window. The same oak flooring runs through from the living room. Being south west facing, this open plan area is bright and sunny for most of the day. Behind the kitchen is a guest WC with white suite and another external door allows access to the driveway.



**EN SUITE BEDROOM 1:** (3.5m x 3.4m) Also on the ground floor this room has laminate flooring, wall mounted TV point and a double glazed window to the front. There is also a deep and versatile walk in cupboard with wooden bi fold doors and a modern en suite (2mx1.3m) with white suite, stainless steel heated towel rail and walk in shower with sliding glass doors.



**STAIRS/LANDING:** From the hallway, solid oak timber stairs with an oak rail, lead up to the bedrooms and landing, where there is an airing cupboard and ceiling hatch to the attic.



**FAMILY BATHROOM:** (1.9m X 1.9m) Recently upgraded with a modern white suite and shower with folding glass screen. The walls around the bath are tiled and there are sand coloured floor tiles. There is a heated towel rail and wall extractor.

**BEDROOM 2:** (4m x 3m) A spacious double bedroom with laminate flooring and deep walk in fitted wardrobes running the length of the room and with sliding mirror doors. A window allows beautiful views over the open countryside to the west.

**BEDROOM 3:** (3.75m x 2.75m) Also with laminate flooring, built in double wardrobe and picture window overlooking the side.

**GARDENS & EXTERIOR:** At the front of the property, a driveway opens from the Cul de Sac into a gravel front garden with stone steps, shrubs and hedges. The driveway runs along the side of the house where there is another side door into the property. The driveway and front garden allow plenty of space for several cars or a trailer. A timber fence and gate give access to a secluded back garden which laid out with lawn, borders, shrubs and hedges. From the rear of the extension the folding patio doors give access to a large area of timber decking, a lovely area to sit out and enjoy the lovely, open views in the afternoon and evening sunshine. At the end of the garden is a timber shed beside which a small gate leads to the open, agricultural fields beyond.

**LOCATION:** Ardblair is a small settlement of semi detached houses aprox 1 mile south of Blairgowrie and adjacent to Rosemont and their famous golf courses. 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. Schools, a recreation centre and swimming pool are situated nearby as are tennis courts and playing fields. This is a very pretty corner of rural Perthshire with an abundance of open countryside to enjoy for walking or cycling. Yet the Town is only 20 minutes drive from Perth and Dundee and just over an hour from Edinburgh.

**DIRECTIONS:** From Dundee, follow A923 via Coupar Angus to Rosemount and turn left onto Golf Course Road. Ardblair is at the far end and just off the Perth Road. From Perth follow A93 via Guildtown to Carsie and Ardblair is first left after Golf Course Road. Alternatively, please follow the website link.

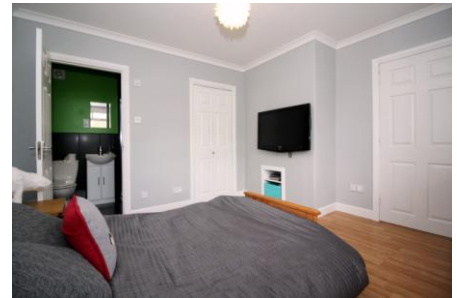
Viewing by appointment only through Adams Property:

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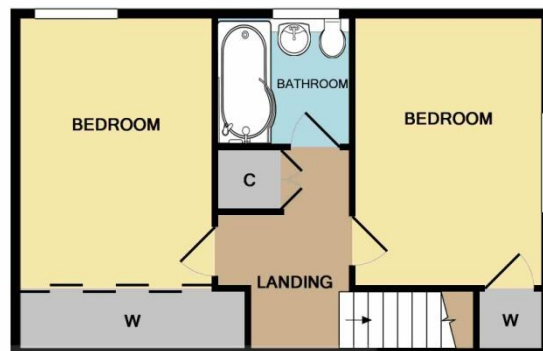
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## Floorplan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 789 SQ.FT.  
(73.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

15 ARDBLAIR ROAD, BLAIRGOWRIE PH10 6QA  
TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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