



FOR SALE – 40 ROSEMOUNT PARK, BLAIRGOWRIE PH10 6TZ - OFFERS AROUND £235,000 - EPC C
ADAMS PROPERTY – Tel: 01250 874485 or 07719 855856 Email: david@adams-property.co.uk











GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.



40 ROSEMOUNT PARK, BLAIRGOWRIE PH10 6TZ
TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Viewing by appointment only
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DESCRIPTION: This luxury, modern, three bedroom detached bungalow is in immaculate condition and situated in a quiet residential area near the centre of Blairgowrie, just a short walk from shops, services, schools and open countryside. The property is very spacious and has modern, engineered timber flooring throughout most of the house. Leading off the open plan hallway is a spacious sitting room and to the rear is a modern fitted kitchen with walk in larder, utility room, dining room and family bathroom. The master bedroom is en suite and there are two double bedrooms (one used as a study) leading off a second hallway. Outside are low maintenance front and side gardens, paved driveway, single garage, and a secluded rear garden with timber summer house. The property is double glazed throughout, has efficient gas central heating and plenty of storage space.

ENTRANCE & HALLWAY: Two steps lead up from the front garden path to a secure upvc front door. This opens onto the main hallway which has oak engineered flooring and two large, double storage cupboards.

SITTING ROOM: (6m x 4.6m) The hallway opens into this spacious room which has the same engineered oak flooring. An electric log effect fire with a wide screen TV above, are fitted flush into one wall. A large picture window overlooks the front garden and a door opens to the dining room and kitchen at the rear.

KITCHEN: (3m x 2.4m) Fitted with grey painted timber wall and base units, laminate worktops and integral double electric ovens, microwave, dishwasher, fridge and freezer. There is also an electric induction hob with filter extractor above and a sink with stainless steel mixer taps sits next to a window overlooking the rear garden. On the other side, between the kitchen and sitting room is a handy walk in pantry with bi fold doors.

DINING ROOM: (3m x 4m) Adjacent to and opening from the kitchen is the dining room which has oak engineered flooring and a window to the side.

UTILITY ROOM: (3m x 1.6m) A door from the dining room leads to the utility where there are grey base and wall units, stainless steel sink and space for washing and drying machines. A door opens to the driveway and a cupboard to the rear, houses the gas combi boiler.

FAMILY BATHROOM: (2.7 x 1.7m) Situated at the end of the main hallway, here there is a modern white suite with a powerful shower above the bath. There are easy to clean melamine wall panels and a stone tiled floor.

MASTER BEDROOM - EN SUITE: (4m x 3m) A half glazed door leads from the main hallway to another hall and the three bedrooms. This bedroom has the same oak flooring and a window overlooking the rear garden. There is a large walk in

double wardrobe with sliding mirror doors and an en suite shower room, with white suite, walk in shower with stone tiled floor and walls.

BEDROOM 2: (3.6m x 3m) Has the same oak flooring and a large window overlooking the front garden

BEDROOM 3: (3.6m x 2.3m) Currently used as an office/study, with oak flooring and window to the front.

GARDEN & EXTERIOR: The property is located on a large plot at the bend of the road. From the road the house is screened by hedges and there is a mono bloc driveway to one side which leads to a single garage, timber gates and the rear garden. Here there is a large (5m x 3m) timber summer house which could be used as an office or workshop. The rest of the garden is laid out with mono bloc paths, Astra turf and a BBQ area with feature stone and timber bench. This secluded garden is enclosed by timber fencing. The side and front gardens have been laid out with attractive and low maintenance, slate chips.

LOCATION: Rosemount Park is situated in a tranquil development of similarly styled houses close to the Coupar Angus Road and half a mile from the Wellmeadow which is the centre of the town. 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.

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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