MILLER GERRARD
Solicitors and Estate Agents



6 WILLOW PLACE

BLAIRGOWRIE

PH10 6UY



FIXED PRICE

£315,000

EPC RATING ‘C’

COUNCIL TAX BAND ‘F’

This modern four-bedroom detached villa occupies a prime corner plot in the sought-after area of Willow Place, Blairgowrie. Combining spacious family living with energy-efficient features, this property offers a perfect blend of contemporary style and daily functionality.

Key Features

Spacious Layout: Four well-proportioned bedrooms providing ample space for family living or home office setups.
Master Suite: The generous main bedroom features its own private, contemporary en-suite shower room.
Heart of the Home: A large open-plan kitchen diner serves as the perfect hub for family meals and entertaining.
Practical Spaces: A dedicated separate utility room keeps laundry and household chores tucked out of sight.
External Benefits: Situated on a desirable corner plot with a private driveway, an attached garage and a fitted EV charging point.

Ground Floor

The welcoming entrance hallway leads into a bright, front-facing lounge filled with natural light. To the rear, the impressive kitchen diner features modern cabinetry, integrated appliances, and plenty of space for a large dining table. Double doors open directly out into the garden, creating a seamless indoor-outdoor flow. Adjacent to the kitchen is the practical utility room, which offers additional storage, laundry plumbing and direct access to the garden.

First Floor

Upstairs, the landing leads to four bedrooms and the principal family bathroom. The main bedroom is a comfortable retreat complete with built-in storage and a modern en-suite shower room. Three further bedrooms offer flexible use as children's rooms, guest spaces or a dedicated work-from-home office. A stylish, family bathroom serves the remaining bedrooms.

Outside

The property is positioned on an expansive corner plot, featuring a well-maintained front garden and a secure, fully enclosed rear garden that is perfect for children and pets. The driveway provides comfortable off-street parking, leading to the garage. A modern EV charging point is already installed, making this home fully prepared for electric vehicles.

Location

Located in a quiet, family-friendly cul-de-sac in Blairgowrie, the property is just a short distance from excellent local schools, supermarkets, and independent high street shops. The area is surrounded by beautiful Perthshire countryside, offering fantastic walking routes, championship golf courses, and easy commuting links to both Perth and Dundee.


















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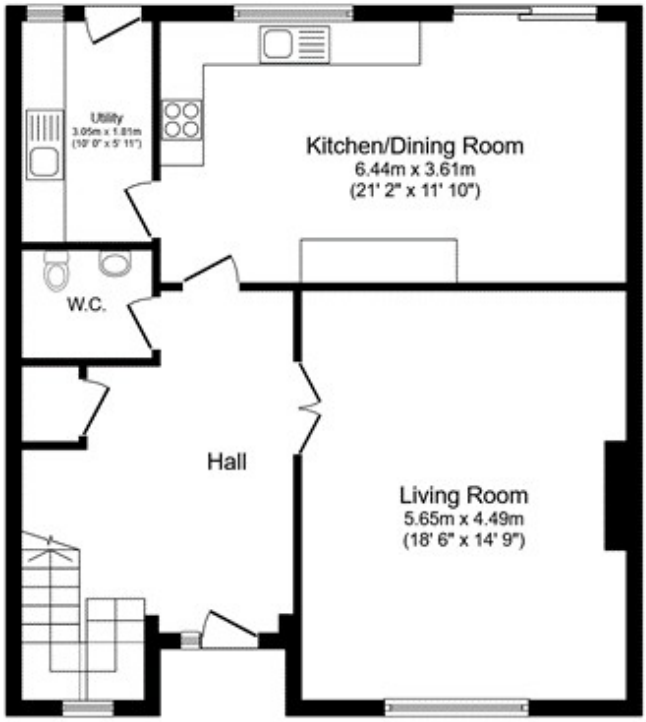

BEST FRIENDS



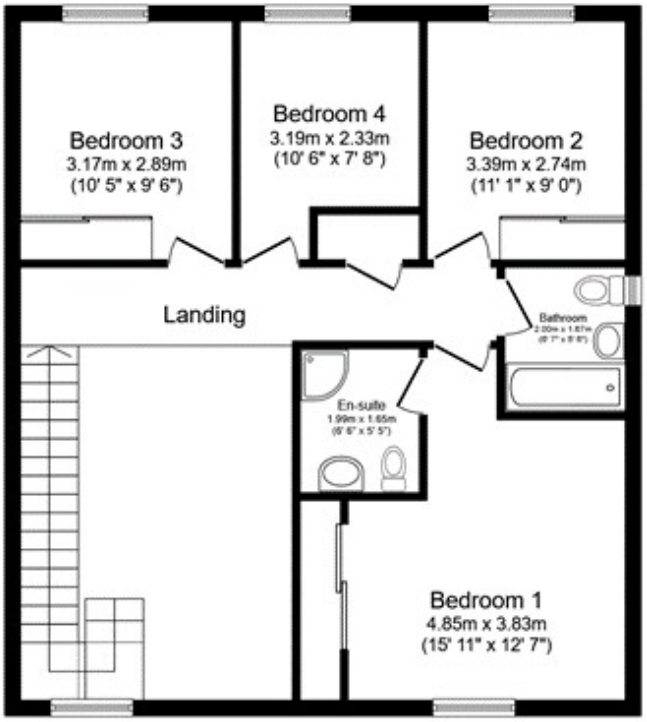








Ground Floor



First Floor

Total floor area: 154.3 sq.m. (1,661 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.65 X 4.49	KITCHEN / DINING ROOM	6.44 X 3.61
UTILITY ROOM	3.05 X 1.81	BEDROOM 1	4.85 X 3.83
BEDROOM 2	3.39 X 2.74	BEDROOM 3	3.17 X 2.89
BEDROOM 4	3.19 X 2.33	BATHROOM	2.00 X 1.67

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

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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