

MILLER GERRARD

Solicitors and Estate Agents



**14 WILLOW PLACE
BLAIRGOWRIE
PH10 6UY**

**OFFERS OVER
£320,000**



**EPC RATING 'C'
COUNCIL TAX BAND 'F'**

14 Willow Place, Blairgowrie is an exceptional four-bedroom detached family home that perfectly blends spacious, contemporary living with an unbeatable, family-friendly location. Situated within easy walking distance of both primary and secondary schools, as well as the local sports centre, this modern villa is ideally positioned to support an active and convenient family lifestyle.

Ground Floor

Welcoming Entrance: A bright hallway providing access to the main living spaces and a convenient downstairs WC.

Heart of the Home: The stunning, expansive open-plan kitchen and dining area serves as the ultimate hub for family life and entertaining.

Indoor-Outdoor Flow: Elegantly fitted patio doors open directly from the dining area to a private, enclosed rear garden, making it perfect for summer dining and outdoor play.

Practical Spaces: A dedicated utility room keeps laundry and household chores tucked neatly out of sight while offering additional storage and side access.

Warmth & Efficiency: The property features a reliable gas central heating system, complemented by discreet and space-saving skirting heating in select ground floor areas to ensure cosy, efficient warmth.

First Floor

Feature Staircase: A beautifully styled, carpeted timber staircase leads up to the bright upper landing.

Work from Home Space: The spacious upper landing features a versatile **dedicated office/work area**, ideal for remote working or a quiet study zone.

The Principal Suite: The generous main bedroom provides a peaceful retreat, complete with its own private, modern en-suite shower room.

Further Bedrooms: Three additional well-proportioned bedrooms offer excellent flexibility for family members, guests, or hobby rooms.

Exterior

Parking & Storage: The property benefits from a private driveway leading to an attached garage, providing secure parking and excellent storage options.

Gardens: Landscaped and enclosed gardens to the rear offer a safe environment for children and pets.





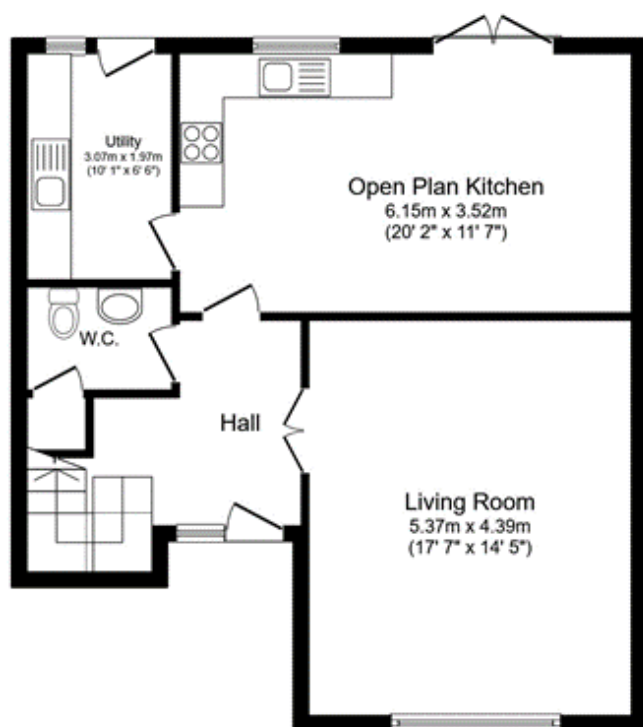




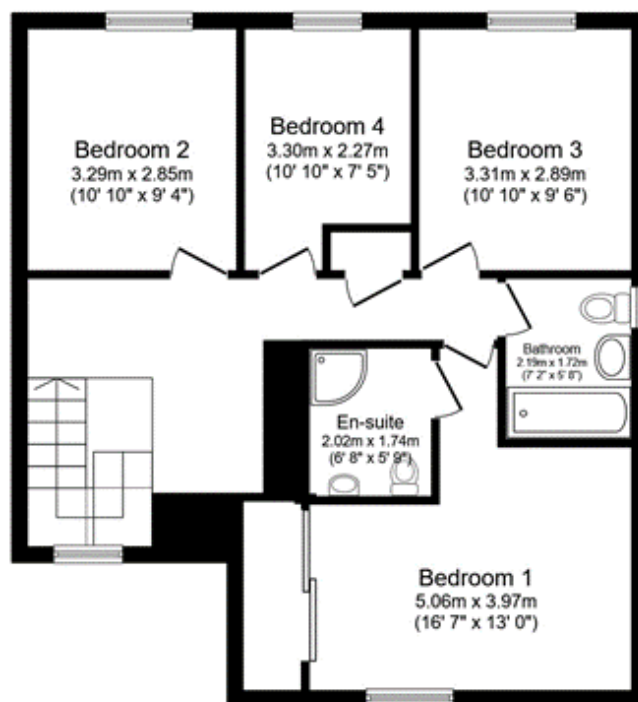








Ground Floor



First Floor

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.37 X 4.39	KITCHEN / DINING	6.15 X 3.52
UTILITY	3.07 X 1.97	BEDROOM 1	5.06 X 3.97
BEDROOM 2	3.29 X 2.85	BEDROOM 3	3.31 X 2.89
BEDROOM 4	3.30 X 2.27	BATHROOM	2.19 X 1.72

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

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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..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE