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22 Elm Drive,
Blairgowrie, PH10 6TY







*Exceptional Four-Bedroom Detached Family Home*

4 Bed | 2 Bath | 2 Reception

Presented in excellent condition throughout, this attractive former show home is a spacious and modern four-bedroom detached villa situated within a popular residential development on the outskirts of Blairgowrie.

Ideally positioned to take advantage of all that this desirable part of Perthshire has to offer, the property is within easy reach of local amenities, including primary and secondary schooling, shops, recreational facilities, and the wide range of services available within Blairgowrie town centre. Golf enthusiasts will appreciate the close proximity to the renowned Rosemount and Lansdowne Golf Courses.

The bright and welcoming accommodation is thoughtfully designed for modern family living. On the ground floor, a spacious open-plan lounge, dining area and kitchen create an excellent social and entertaining space. The contemporary kitchen is complemented by a useful utility room, which provides access to the rear garden, together with a convenient WC and excellent storage facilities.

The upper floor comprises four generously proportioned bedrooms, including a superb principal bedroom with en-suite shower room. Three of the bedrooms benefit from built-in wardrobes, while a well-appointed family bathroom with shower over bath serves the remaining accommodation.

Externally, the property enjoys driveway parking and a garage to the front. To the rear is a private, fully enclosed garden, predominantly laid to lawn with attractive mature borders, providing a safe and pleasant outdoor space for families and entertaining.

Further benefits include gas central heating, double glazing and solar panels, enhancing both comfort and energy efficiency.

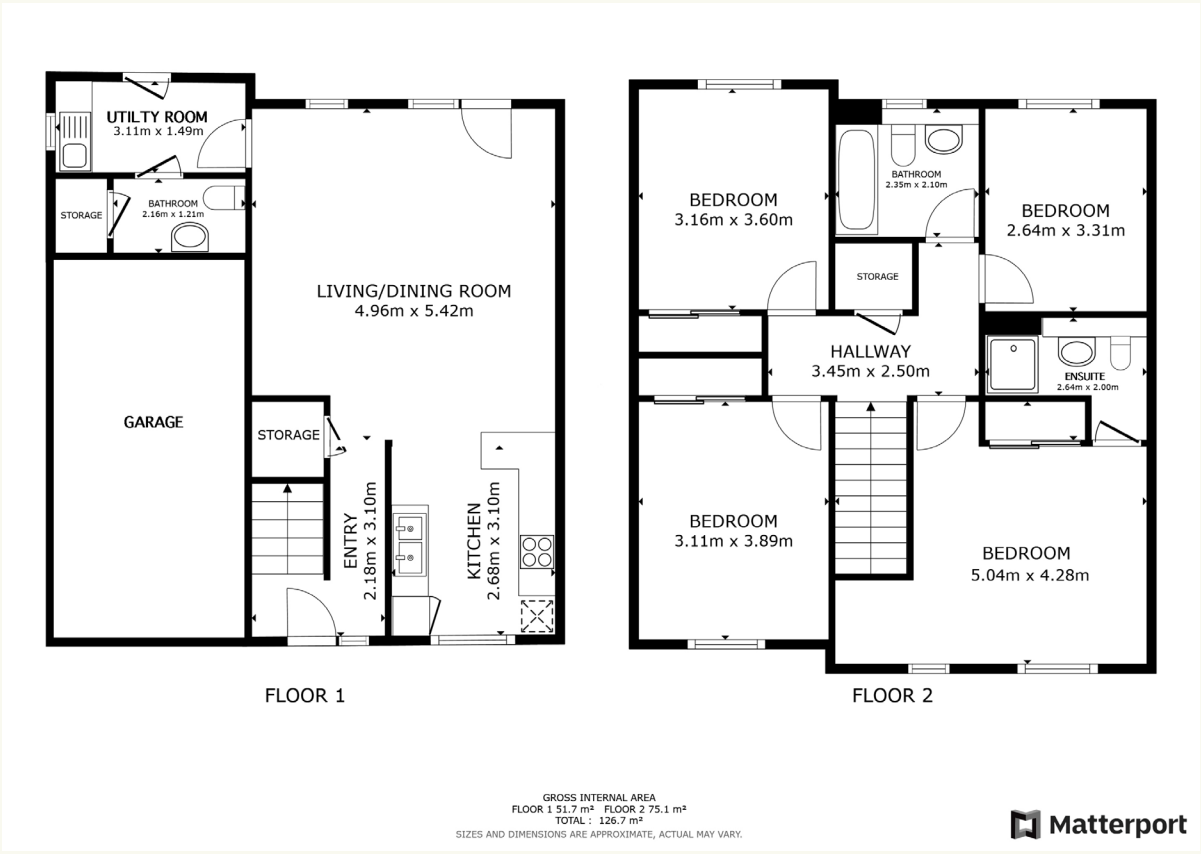
A superb family home in a sought-after location. Early viewing is highly recommended.

## Offers Over £295,000

(Home Report £330,000)

### Features

- Former show home
- Spacious open-plan kitchen, dining and living area
- Utility room
- Ground floor WC
- Principal bedroom with en-suite
- Three further double bedrooms
- Family bathroom
- Driveway and garage
- Private enclosed garden
- Gas central heating
- Double glazing
- Solar panels
- EPC Rating B










Blairgowrie is a picturesque market town nestled on the banks of the River Ericht.

The bustling town boasts a good array of local specialist shops, cafes, restaurants, hotels, schools and many leisure pursuits including the fabulous Rosemount golf club, fishing, shooting and hill walking which includes the wonderful Cateran Trail. The popular ski resort of Glenshee lies just half an hour north of the town. Edinburgh, Glasgow and Aberdeen are within 1.5hours travelling distance by car with Dundee only 35 minutes away with all the amenities of a major city.

**FOR VIEWING:**

By appointment only

Contact Lindsays on:

01738 630222 perthproperty@lindsays.co.uk property.lindsays.co.uk

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