

Thorntons
The right way to move

6 Cedar Avenue, Blairgowrie

Perth And Kinross,
PH10 6TT

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Property Summary

Quietly positioned in Blairgowrie, this detached house offers bright, well-proportioned accommodation over two floors, with private gardens to the front and rear, a detached garage and a private drive. The ground floor opens with an entrance hall leading to a comfortable living room, while a generous dining kitchen forms the heart of the home, fitted with good storage, worktop space and ample room for everyday dining. A separate sunroom adds flexible additional reception space, and the layout is further enhanced by a utility room and a convenient WC.

Upstairs, the home has two double bedrooms and a shower room, all accessed from the landing. The property is presented in good order throughout and benefits from gas central heating and double glazing. Combining a practical layout with manageable outside space and off-street parking, it will suit a wide range of buyers seeking a comfortable home in a popular residential area.

Features

- Modern detached house
- Set within a well-established residential area of Blairgowrie
- Well-proportioned accommodation arranged over two floors
- Comfortable living room with fireplace and large windows
- Spacious dual-aspect sunroom with garden access
- Entrance hall and modern dining kitchen with fitted units
- Naturally-lit landing
- Two double bedrooms with built-in storage
- Modern shower room
- Handy utilty room and WC
- Generous private gardens giving useful outdoor space
- Detached garage and private driveway parking
- Gas central heating and double glazing



















Click here to take a virtual tour







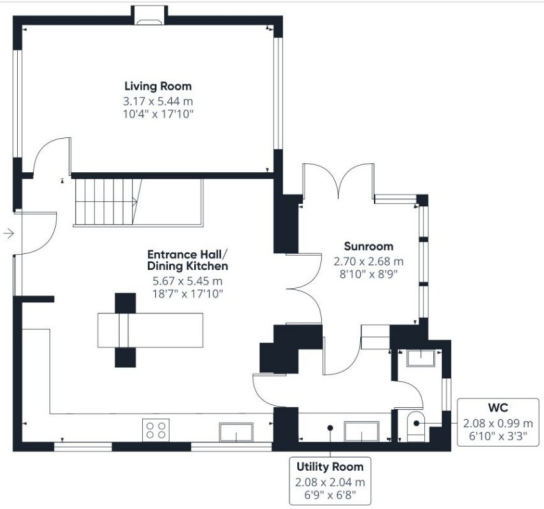




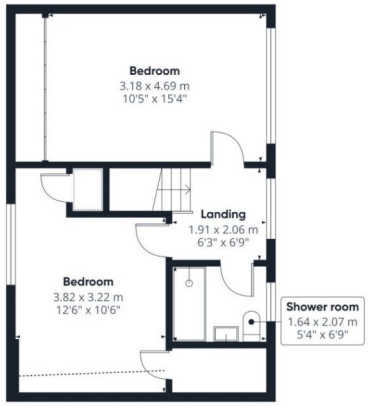
Blairgowrie

The twin burgh of Blairgowrie and Rattray is situated just 15 miles north of Perth, surrounded by breath-taking open countryside. Set on the banks of the idyllic River Ericht, Blairgowrie is the larger of the two peaceful towns benefitting from an excellent range of amenities, including independent shops, a Tesco superstore, a post office, pharmacies, banks, a library, and a leisure centre with a swimming pool and gym facilities. Additionally, there is a wide selection of cafés, pubs and restaurants, and numerous medical centres, in addition to a cottage hospital. Blairgowrie High Street, where many of these shops are located, and the tranquil River Ericht are both within strolling distance of the property. For more extensive shopping and leisure facilities the thriving city of Perth is just a thirty minutes' drive to the south, whilst Dundee (19 miles) is only forty minutes by car.With a large tourist base, Blairgowrie and Rattray has a rich, varied past, with inspiring surrounding countryside dotted with ancient Neolithic monuments, a scenic locale for leisurely strolls and history lovers. For the great outdoors, the town is evidently well-placed to enjoy some of the best unspoilt landscapes found in Scotland, with the spectacular ten Munros of the Angus Glens and the superb Cateran Trail as two of the area's many highlights. It is a true haven for hiking, cycling, and walking. Furthermore, the area is very popular with anglers and golf enthusiasts, with championship courses at Blairgowrie Golf Club and the world famous greens of St Andrews, Carnoustie, and Gleneagles all within an hour's drive. Blairgowrie is also the gateway to Glenshee, the largest ski resort in Scotland, where year-round sports facilities are on offer, from skiing, mountain biking, hang gliding, paragliding, to abseiling.
Blairgowrie is situated close to major road links, connecting to Perth, Dundee, St Andrews, and further afield. It is also served by regular bus routes. The town has two primary schools and an excellent secondary school, with a selection of renowned independent schools nearby, including St Leonards, one of the UK's leading independent schools.

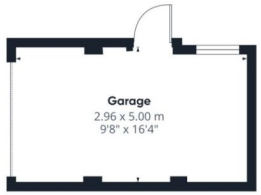
Floorplan



Main Floor Building 1



FLoor Level 2 Building 1



Main Floor Building 2

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Approximate total area(1)

116.3 m²

1252 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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