

Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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12 Elm Drive, Blairgowrie, PH10 6TY

- **Semi Detached Villa**
- **Lounge/Dining Room**
- **Kitchen**
- **WC**
- **Bathroom**
- **3 Bedrooms**
- **En Suite**
- **Gardens**
- **Gas Central Heating & Double Glazing**
- **Garden**
- **EPC B**
- **Solar Panels**
- **Carpets ,Turf & Part Exchange Incentives**

FIXED PRICE £209,950

This three Bedroom Semi-Detached Home is situated in the Scotia Homes Hazelwood Development. Perfectly positioned within 30 miles of Perth, Dundee and the Cairngorms National Park, this new development blends contemporary style and function to create a warm and comfortable feel. Homes and street layouts have been carefully considered to create a fresh new feel for this area of Blairgowrie, while providing pleasant and practical outdoor and indoor spaces for family life in this beautiful part of Perthshire.

Extending to 90 sqm (970sq ft) The bright and flexible open plan kitchen / dining / lounge space really sets the tone in this modern and stylish 3 bedroom family home. The seamless connection between these three everyday living areas flows directly out into the rear garden — meanwhile, there's room upstairs for three bedrooms, ample storage and an en suite bathroom in Bedroom 1. This is an ideal option for young and growing families and those looking to really make their new house a cherished home.

Accommodation Comprises:

Open Plan Kitchen/Living/Dining

Large Windows

Enclosed Garden to Rear

Ample Built-In Storage

SMEG Appliances as Standard

Modern Materials

Energy Efficient

Symphony Kitchen Upgrades

Ground Floor



Living / Dining

6.03m x 4.30m (19'9" x 14'11")

Kitchen

2.72m x 2.43m (8'11" x 7'11")

WC

2.28m x 1.16m (7'5" x 3'9")

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First Floor



Bedroom 1

3.40m x 2.26m (11'1" x 7'4")

Bedroom 2

2.87m x 2.80m (9'4" x 9'2")

Bedroom 3

2.51m x 2.33m (8'2" x 7'7")

Bathroom

2.35m x 1.98m (7'8" x 6'5")

En-Suite

2.18m x 1.28m (7'1" x 4'2")



Reduced bills, smaller footprint, smarter homes

Scotia homes are built with excellent energy efficiency considered at every stage of development – from architecture and construction, to the installation of heating, hot water systems and solar panels.

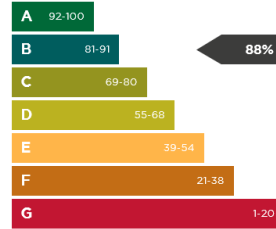
Solar Panels Fitted

A-Rated Gas Boiler Installed

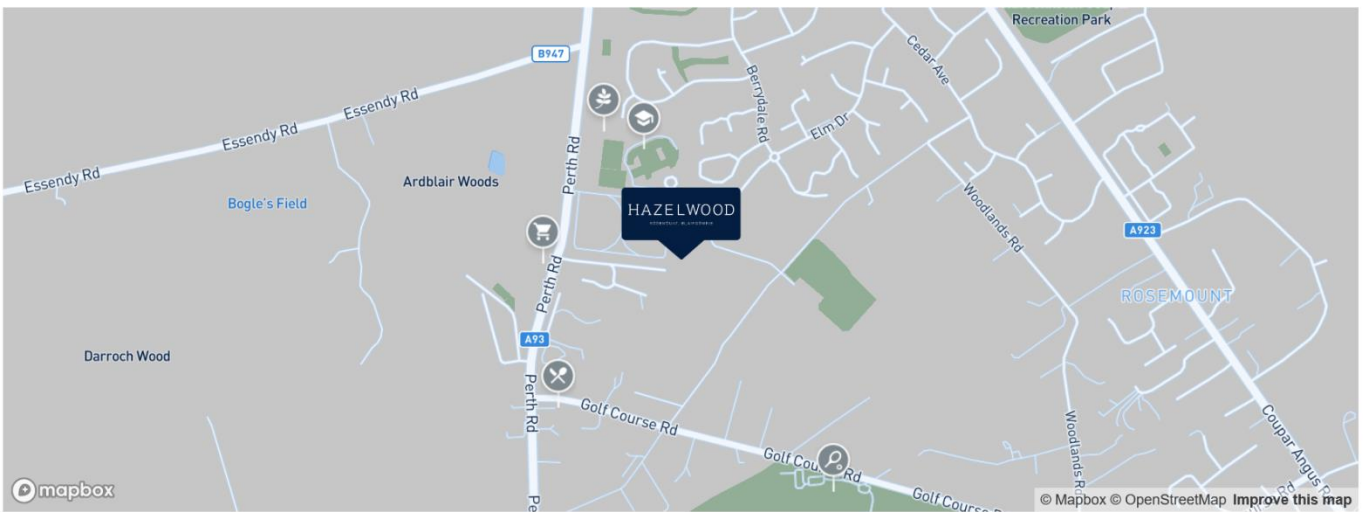
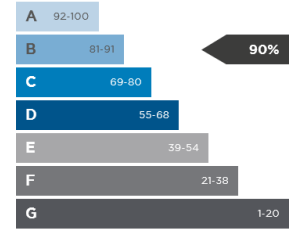
A-Rated Double-Glazing

Energy Facts

Energy Efficiency Rating



Environmental Impact Rating



Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.

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