

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors

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**1 Fred Oudney Place, Blairgowrie, PH10 6FS (Plot 95)**

- **Detached Villa**
- **Kitchen**
- **Living / Dining**
- **WC**
- **Bedroom 1**
- **Bedroom 2**
- **Bedroom 3**
- **Bedroom 4**
- **Ensuite**
- **Bathroom**
- **Integral Garage**
- **EPC B**

**FIXED PRICE £289,950**

## Part Exchange or £11,000 Deposit Contribution available to support the purchase

Situated in the sought-after Rosemount area – with its tree-lined streets, quiet neighbouring suburbs and ideal location just south of Blairgowrie town centre – The Grange is a forward-thinking development that offers contemporary, stylish living in the splendour and greenery of historic Perth and Kinross.

With the River Erich flowing between its two burghs, Blairgowrie and Rattray is one of the largest settlements in Perthshire – just a short drive from Perth, Dundee, Forfar and the Angus Glens; and roughly equidistant between the Cairngorms and the Firth of Tay.

Northerly roads from Perth to Inverness (A9) and Aberdeen (A90) connect Blairgowrie to the Highlands, making it a perfect place to call home for those who love the wilds of Scotland's north but want to stay connected to the central belt.

Its close historic connection to the Scottish textile industry is evident in the town's traditional architecture and regular market days, but Blairgowrie's modern-day reputation as a hub for soft fruit growing is what makes it stand out – its annual harvest season offering up freshly grown Scottish strawberries, raspberries, cherries, blackberries, blueberries and more.

In a place that appreciates craft, history and the fruits of the land, The Grange is a place for 21st-century lifestyles that complement this tradition and heritage

### 4 Bedroom Detached Home & Garage

1293 sq ft (120.1 sq m)

Solar Panels

Energy Efficiency Rating 89 %

#### Kitchen

3.18m x 2.79m (10'5" x 9'1")

#### Living / Dining

6.78m x 4.39m (22'2" x 14'4")

#### WC

2.22m x 1.91m (7'3" x 6'3")

#### Bedroom 1

4.58m x 2.74m (15'0" x 8'11")

#### Bedroom 2

3.32m x 2.66m (10'10" x 8'8")

#### Bedroom 3

3.38m x 3.23m (11'1" x 10'7")

#### Bedroom 4

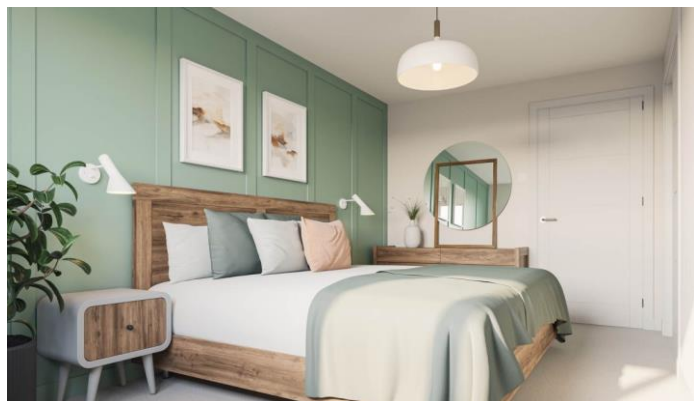
4.13m x 3.38m (13'6" x 11'1")

#### Bathroom

2.34m x 1.97m (7'8" x 6'5")

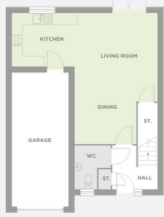
#### Ensuite

2.66m x 1.3m (8'8" x 4'3")



# Floor Plans

## Ground Floor



Click To Expand

### Kitchen

3.18m x 2.79m (10'5" x 9'1")

### Living / Dining

6.78m x 4.39m (22'2" x 14'4")

### WC

2.22m x 1.91m (7'3" x 6'3")

## First Floor



Click To Expand

### Bedroom 1

4.58m x 2.74m (15'0" x 8'11")

### Bedroom 2

3.32m x 2.66m (10'10" x 8'8")

### Bedroom 3

3.38m x 3.23m (11'1" x 10'7")

### Bedroom 4

4.13m x 3.38m (13'6" x 11'1")

### Bathroom

2.34m x 1.97m (7'8" x 6'5")

### Ensuite

2.66m x 1.3m (8'8" x 4'3")



*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.*

### Forfar Office:

27 West High Street, Forfar, Angus, DD8 1BE  
Tel: 01307 464443 • Fax: 01575 520229

[forfar@taysidepropertyonline.com](mailto:forfar@taysidepropertyonline.com)

### Dundee Office:

7 Ward Road, Dundee, DD1 1LP  
Tel: 01382 200411 • Fax: 01382 203033

[dundee@taysidepropertyonline.com](mailto:dundee@taysidepropertyonline.com)