

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**24 Elm Drive, Blairgowrie, PH10 6TY (Plot 26)**

- **Detached New Build Villa by Scotia Homes**
- **Show Home**
- **Ready to Move In**
- **Living Room**
- **Kitchen Dining**
- **Garden Room**
- **Utility Room & WC**
- **4 Bedrooms & En Suite**
- **Family Bathroom**
- **Gardens & Integral Garage**
- **NHBC**
- **EPC B**

**FIXED PRICE £349,950**

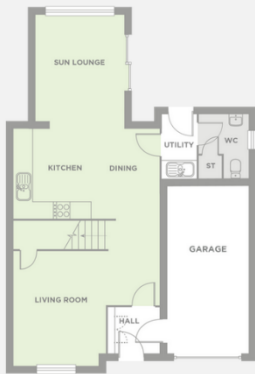
A 4 bedroom detached home that offers room to relax and take full advantage of the spacious enclosed rear garden. The Alexander's ground floor kitchen/dining space connects to a utility room/WC with storage and the living area to the front of the property. Fully furnished, plot 26 is ready to move into now.

Situated in the desirable Rosemount area — with its tree-lined streets, quiet neighbouring suburbs and ideal location just south of Blairgowrie town centre — The Grange at Hazelwood is a forward-thinking development of homes for sale that offer contemporary, stylish living in the splendour and greenery of historic Perthshire.

Designed to make you feel at home and at ease from the minute you walk through the door. With red brick facades, large anthracite windows and white render, their exterior finish effortlessly enriches the light and open feel of the development — and their energy efficient design is supported by the installation of solar panels as standard.

With plenty of space, bountiful countryside all around and great links to Perth, Dundee and beyond, it's the perfect place for your family to call home.

#### Ground Floor



Click To Expand

- Living**  
5.16m x 4.01m (16'9" X 13'2")
- Kitchen/ Dining**  
5.16m x 3.21m (16'9" X 10'5")
- Garden Room**  
3.75m x 3.05m (12'4" x 10'1")
- Utility**  
2.20m x 1.23m (7'2" x 4'0")
- WC**  
2.15m x 1.70m (7'1" x 5'6")

#### First Floor



Click To Expand

- Bedroom 1**  
3.41m x 3.19m (11'2" x 10'5")
- Bedroom 2**  
2.94m x 2.76m (9'7" x 9'1")
- Bedroom 3**  
3.40m x 3.22m (11'1" x 10'6")
- Bedroom 4**  
4.13m x 2.49m (13'6" x 6'8")
- Bathroom**  
2.35m x 1.97m (7'7" x 6'5")
- En-Suite**  
2.31m x 2.01m (7'6" x 6'7")

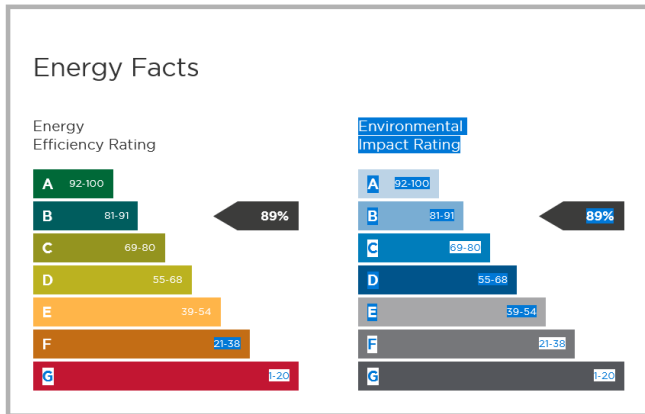
[Download Floor Plans](#)











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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