

Property for Sale



Estate agency division of Jack Brown & Company Solicitors



8 Burnside Crescent, Blairgowrie, PH10 6FT

- **Detached Villa, Plot 94**
- **Baird House Type**
- **Living/Dining Room**
- **Kitchen**
- **4 Bedrooms**
- **Bathroom**
- **Cloaks/WC**
- **Integral Garage**
- **Gas Central Heating, Double Glazing & Solar Panels**
- **Gardens**
- **EPC B**

FIXED PRICE £279,950

Cashback for Christmas

110% Part Exchange (subject to T&C's) of £14,000 cashback when you move before 16 December 2024

Plot 94 – £279,950 4 bedroom Baird house type. 4 Bedroom Detached Home, 1244 sq ft (115.6 sq m), Solar Panels, Energy Efficiency Rating 89%. Open plan kitchen/dining/living space, enclosed garden to rear, flexible living space and naturally light rooms.

Ground floor –

Living / Dining 4.22m x 6.71m (13'10" x 22'0")

Kitchen 3.24m x 2.68m (10'7" x 8'10")

First floor –

Bathroom 1.97m x 2.37m (6'6" x 7'9")

Bedroom 1 3.17m x 3.98m (10'5" x 13'0")

Bedroom 2 3.36m x 3.37m (11'0" x 11'0")

Bedroom 3 3.3m x 3.39m (10'9" x 10'10")

Bedroom 4 2.66m x 3.28m (8'9" x 10'9")



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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