



**Premier
Properties**
Perth



7 William Geddes Place, Blairgowrie, PH10 6FE

Offers Over £275,000

 4  2  **new**  **C**

Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous lounge, ideal for relaxation and entertaining. Adjacent to the lounge is a snug area that can serve as a fourth bedroom or a cosy retreat. The kitchen is well-equipped, providing a functional space for culinary pursuits, while a convenient WC completes the ground floor layout.

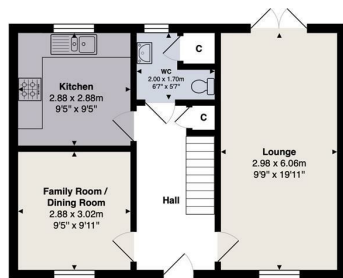
The first floor boasts a principal bedroom featuring an en suite shower room, ensuring privacy and convenience. Two additional bedrooms provide ample space for family or visitors, complemented by a family bathroom that caters to everyday needs.

This property benefits from gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency.

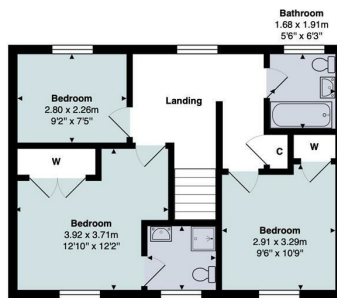
Externally, the house is set on a substantial corner plot, offering garden grounds to the front, side, and rear. The rear garden is a true highlight, being private and fully enclosed, predominantly laid to lawn, and featuring a fantastic seating area sheltered by a stylish roofed pergola. Additionally, a summer house and timber shed provide extra storage and leisure options.

Off-street parking is available via the driveway leading to a detached single garage, adding to the convenience of this lovely home. With its spacious accommodation and attractive outdoor spaces, this property is a wonderful opportunity for those looking to settle in a desirable location.

- 3/4 bedrooms
- En-suite shower room
- Gas central heating
- Double glazed windows
- Detached single garage
- Corner plot
- Private, enclosed rear garden
- Summer house and timber shed
- Located in popular Blairgowrie



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	81	82
Scotland	EU Directive 2002/91/EC	



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