

122 Perth Road, Blairgowrie, PH10 6ED







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- Superb six-bedroom Victorian villa
- Two reception rooms with ornate detailing
- Spacious kitchen with breakfast area
- Two en-suites and two bathrooms
- Over 2,500 sq ft of internal space
- Large private garden with patio & lawn
- Driveway with ample parking
- Period features: cornicing, fireplaces, bay windows
- No Chain
- Gas central heating

Discover the elegance and grandeur of 122 Perth Road, a magnificent detached Victorian villa set within a beautifully landscaped plot in the heart of Blairgowrie. Bursting with original character and offering a wealth of flexible accommodation, this expansive family home spans three floors and extends to over 2,500 sq ft.

Step through the charming vestibule into a wide entrance hallway where period detailing sets the tone. To the front, two stunning reception rooms with intricate cornicing and fireplaces create warm and inviting entertaining spaces. A third reception room/bedroom sits to the rear with garden views. The heart of the home lies in the country-style kitchen, complete with breakfast area, plentiful storage and space for dining. It connects to a practical utility and a ground floor shower room. The home boasts six bedrooms across three floors, including two with stylish en-suites, and two additional bathrooms. The master bedroom boasts an oriel window overlooking the colourful rear garden.

Outside, the property continues to impress with a large, enclosed garden – perfect for children, pets and summer entertaining. A gated, sweeping driveway provides ample parking. A rare opportunity to secure a commanding home within one of Blairgowrie's most sought-after locations.







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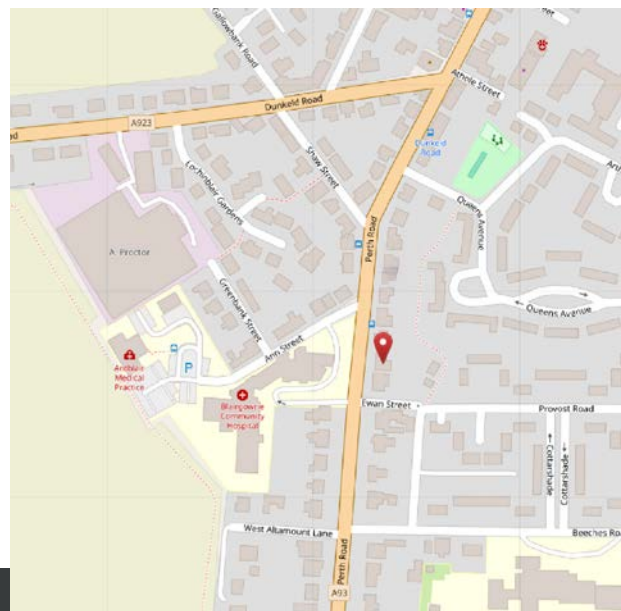






#### LOCATION

Blairgowrie is a vibrant Perthshire town known for its stunning riverside setting, thriving high street and close-knit community feel. Residents enjoy a host of local amenities including cafes, shops, leisure facilities and reputable schools, all within walking distance of Perth Road. Outdoor enthusiasts will love the surrounding countryside, golf courses, and nearby Glenshee Ski Centre. With easy access to Perth, Dundee and the A9, Blairgowrie offers an ideal balance of scenic living and excellent connectivity—perfect for families, professionals and those looking to embrace a more relaxed pace of life while staying close to modern conveniences.







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**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



**TOTAL: 2558 sq. ft, 237 m2**  
FLOOR 1: 1392 sq. ft, 129 m2, FLOOR 2: 231 sq. ft, 21 m2, FLOOR 3: 935 sq. ft, 87 m2  
EXCLUDED AREAS: FIREPLACE: 10 sq. ft, 1 m2  
WALLS: 186 sq. ft, 18 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>