



**4 Whitson Close, Blairgowrie, PH10 7FE**  
**Offers over £255,000**

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## 4 Whitson Close Blairgowrie, PH10 7FE

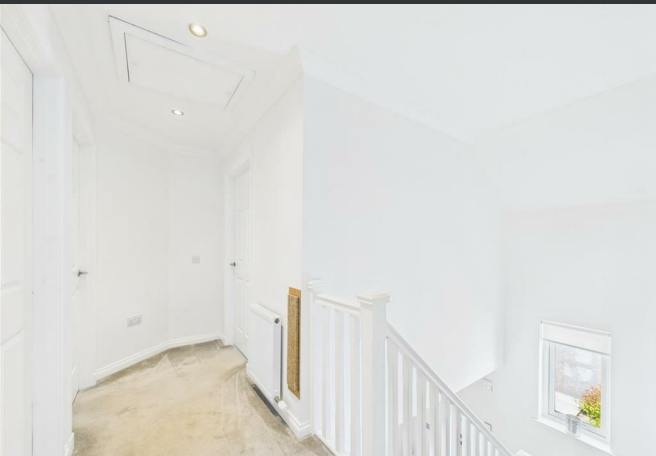
- Spacious 3 bedroom detached family home complete with garage conversion allowing for 4 bedrooms or additional living area
- Stylish modern kitchen with integrated appliances
- Contemporary family bathroom
- Fully enclosed rear garden with patio area
- Peaceful cul-de-sac location
- Bright dual-aspect lounge and second living/dining space
- Principal bedroom with en-suite shower room
- Downstairs WC for added convenience
- Private triple driveway to the front
- Close to schools, parks, shops, and local transport links

Welcome to 4 Whitson Close, a stylish and beautifully presented detached family home located in a highly sought-after residential development in Rattray, Blairgowrie. Offering approximately 1245 sq. ft. of versatile living space, this modern property is ideal for growing families or those looking for a move-in ready home with contemporary finishes throughout.

The ground floor opens into a bright entrance hall and leads to an attractive living room/dining area with French doors leading to a fully enclosed rear garden – perfect for entertaining or letting the pups/kids roam safely. The modern kitchen boasts integrated appliances, a sleek tiled backsplash, and wood-grain style units, providing both style and functionality. There is also a second living room which could also be used as a 4th bedroom. A convenient downstairs WC completes this level.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a stylish family bathroom. The main bedroom benefits from an en-suite shower room, while the other bedrooms include built-in storage and neutral décor, creating calm and comfortable retreats. Externally, the home enjoys a neat front lawn, a triple driveway, and a fully enclosed, low-maintenance rear garden with patio – ideal for summer barbecues or playtime. The property is situated on a quiet cul-de-sac, offering a peaceful setting while still being within easy reach of local schools, amenities, and transport links. This property is the perfect blend of space, style, and practicality – ready to welcome its next lucky owner!

Offers over £255,000





## Location

Ratray is a charming and well-connected area on the eastern edge of Blairgowrie, offering a peaceful lifestyle with all essential amenities nearby. Families will appreciate the local primary school, green spaces, and community feel, while excellent road links provide swift access to Perth, Dundee, and beyond. Nearby Blairgowrie town centre offers a great mix of independent shops, supermarkets, cafés, and leisure facilities. For lovers of the outdoors, the scenic beauty of the River Erich and surrounding countryside provides endless opportunities for walking, cycling, and adventure. 4 Whitson Close is the ideal base for enjoying both comfort and convenience.





