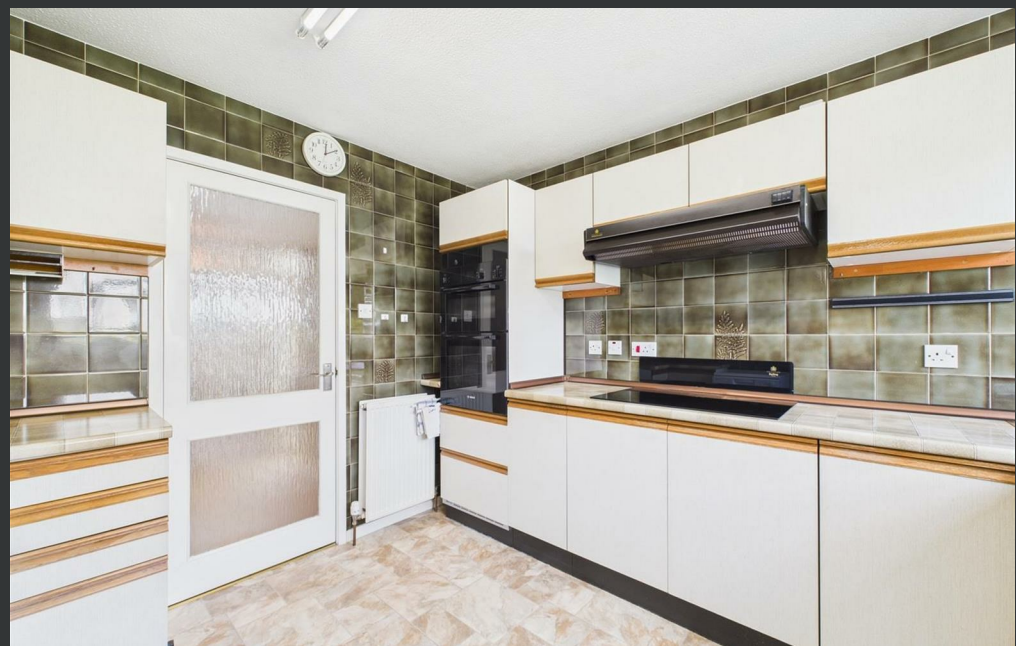
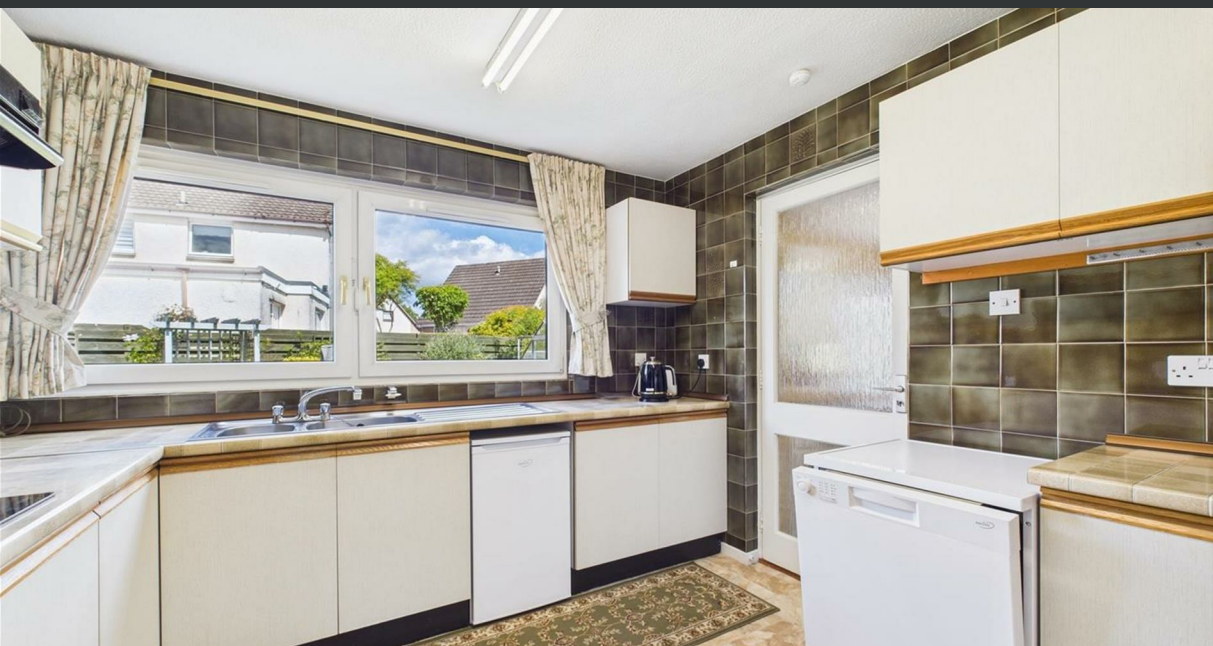




4 Berrydale Avenue, Blairgowrie, PH10 6UB  
Offers over £270,000

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## 4 Berrydale Avenue Blairgowrie, PH10 6UB

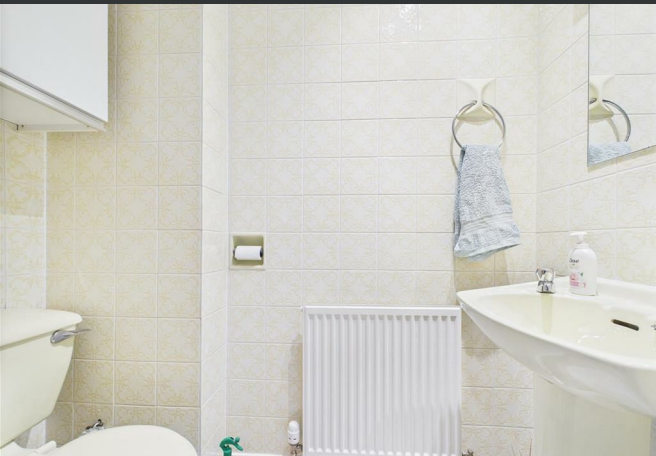
- Four generously sized bedrooms
- Separate utility room and WC
- Integrated garage with driveway
- Quiet cul-de-sac location
- Gas central heating
- Two spacious reception rooms
- Large lounge with large window
- Enclosed rear garden with greenhouse
- Excellent family layout
- Double glazing

Nestled in a quiet residential street within Blairgowrie, 4 Berrydale Avenue is a deceptively spacious and much-loved detached family home boasting 4 bedrooms, 2 reception rooms, and generous garden grounds to the front and rear. With an internal footprint of approx. 1,470 sq. ft, this home offers flexible living over two floors, perfect for growing families or those needing space to work from home.

The ground floor features a welcoming hallway leading to a bright lounge with a large picture window. A spacious dining room sits adjacent, ideal for entertaining or family gatherings. The kitchen is well-appointed and benefits from a separate utility room, providing direct access to the garden and garage. A downstairs WC completes the ground level. Upstairs you'll find four well-proportioned bedrooms, all with excellent natural light and built-in storage options. There is also a modern shower room.

Externally, the front garden is lawned with mature borders and a driveway leading to a generous garage. The enclosed rear garden is a private, peaceful haven with a neatly maintained lawn, greenhouse, and colourful planted beds. This solid and well-cared-for home offers brilliant potential for modernisation while ticking all the right boxes for space, layout, and location.

Offers over £270,000

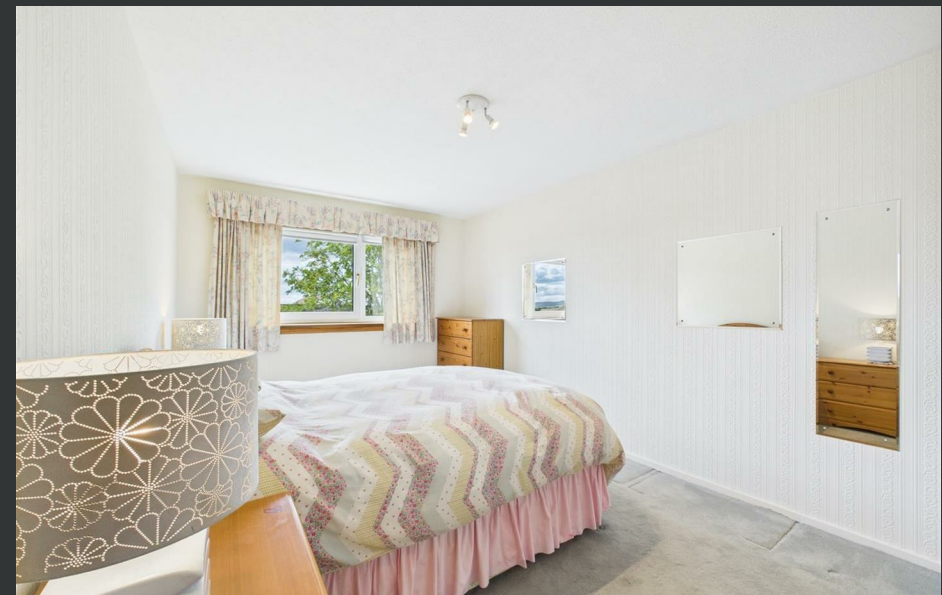




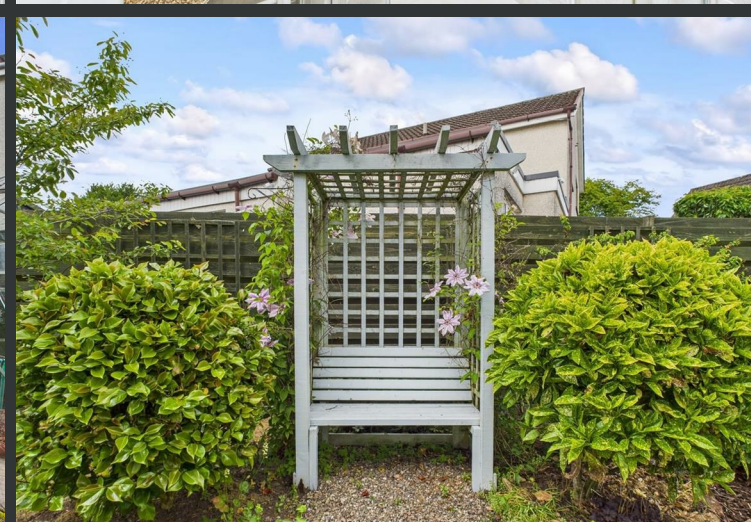
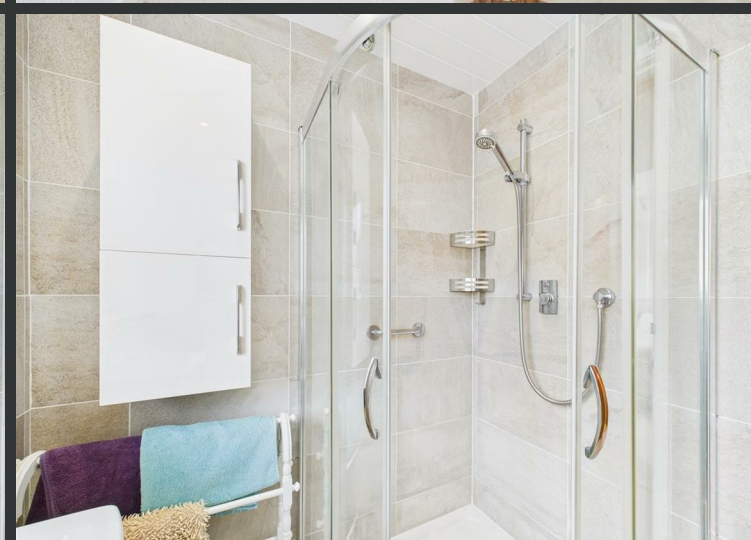
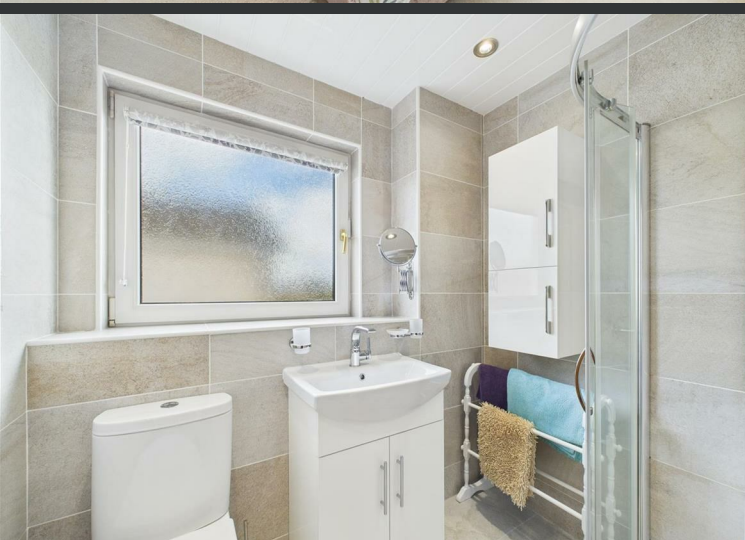


## Location

Berrydale Avenue enjoys a peaceful setting in Blairgowrie, one of Perthshire's most sought-after towns. Residents benefit from easy access to a wide range of amenities including supermarkets, local shops, cafes, schools, and leisure facilities. The area is popular with families and retirees alike, offering a strong community feel and a great balance of town convenience and countryside charm. Blairgowrie sits at the gateway to Glenshee, offering year-round recreational options from skiing to hillwalking. Commuting is easy with direct road links to Perth and Dundee, making this an ideal location for those seeking a quieter pace without sacrificing accessibility.











Ground floor



Floor 1



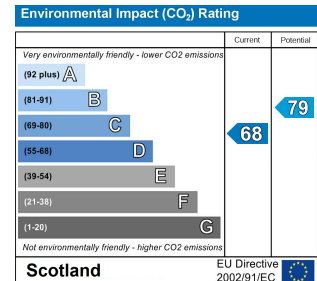
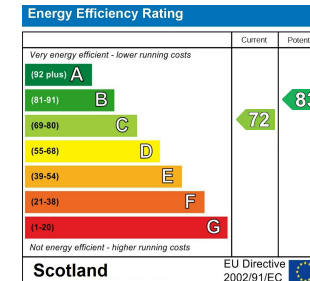
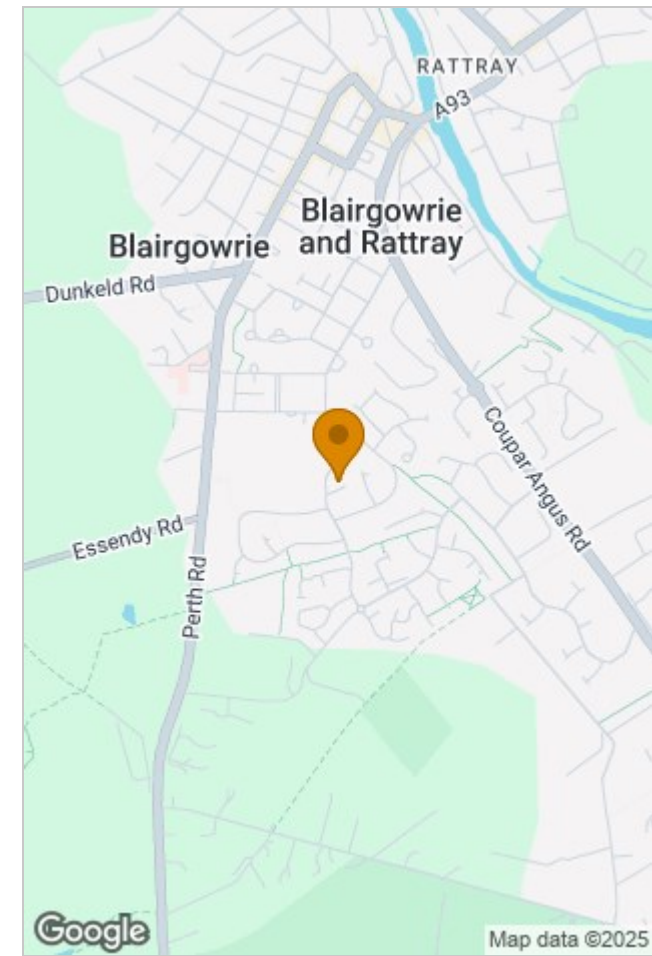
Approximate total area<sup>(1)</sup>  
1470 ft<sup>2</sup>  
136.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.