

The Starlings, Golf Course Road, Blairgowrie, PH10 6LJ



2  3  2  D 



The Starlings, Golf Course Road, Blairgowrie, PH10 6LJ

- Sought-after Golf Course Road location
- Immaculate three-bedroom detached bungalow
- Bright lounge with picture window
- Modern kitchen with integrated appliances
- Sunroom with garden access

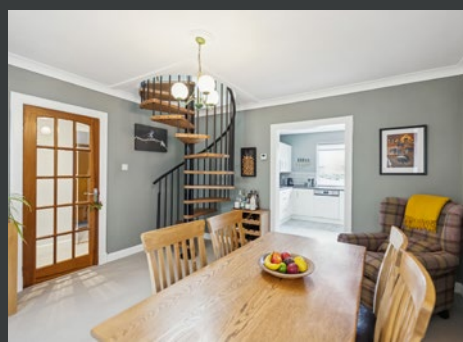
- Formal dining room and separate utility
- Principal bedroom with en-suite
- Upper-level sitting room/home office
- Landscaped gardens and detached garage
- Walkable to town centre, golf course & riverside walks

Tucked away on the prestigious Golf Course Road in Blairgowrie, The Starlings is a beautifully presented three-bedroom detached bungalow offering an exceptional balance of style, space, and serenity. Set within generous, mature gardens, this home has been meticulously updated and finished to a high standard throughout.

From the gravel driveway and detached garage to the charming front entrance, the property welcomes you with a sense of warmth and elegance. Inside, the accommodation flows across one level and includes a bright and spacious lounge with stunning garden views, a sleek modern kitchen, a formal dining room with French doors into the sunroom, and a separate utility room. All three bedrooms are well-proportioned, with the principal bedroom enjoying the benefits of an en-suite shower room. There's also a stylish family bathroom, additional home office, and a spiral staircase leading to an upper-level sitting room, ideal as a peaceful retreat or hobby space.

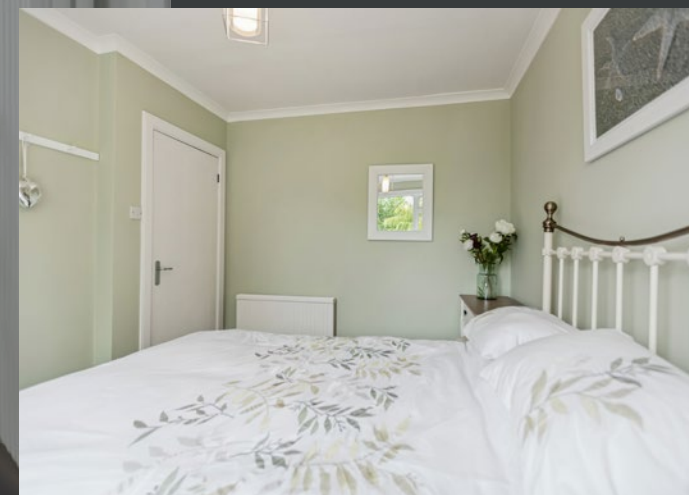
Externally, the rear garden is a particular highlight – fully enclosed, well-stocked with established planting, and enjoying a sunny, tranquil aspect ideal for entertaining or relaxing. It's also a haven for local wildlife, regularly visited by garden birds and red squirrels, making it a delight for nature lovers. With double glazing, gas central heating, and tasteful décor throughout, The Starlings is a truly turnkey home.





The Starlings Golf Course Road







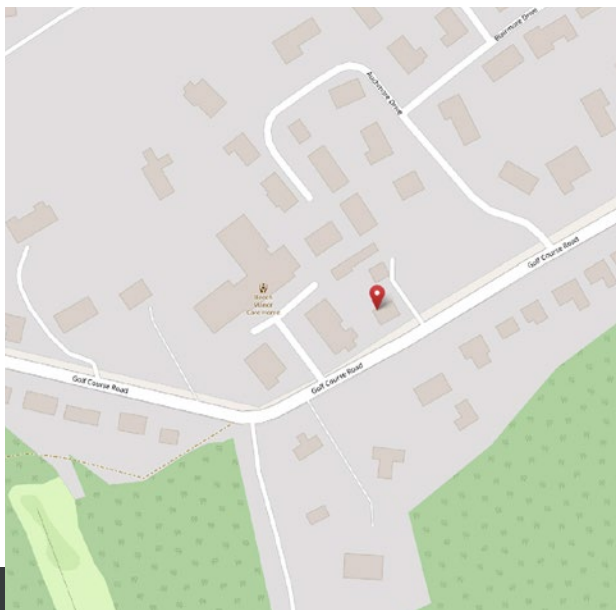
The Starlings Golf Course Road





LOCATION

Blairgowrie is a thriving Perthshire town, celebrated for its scenic beauty, historic charm and strong community spirit. Situated on the popular Golf Course Road, The Starlings enjoys a peaceful residential setting just a short walk from the town centre, Rosemount Golf Course, and riverside trails along the River Ericht. Blairgowrie offers a wide range of amenities including supermarkets, independent shops, cafés, and schools, as well as excellent transport links to Perth, Dundee and beyond. Whether you're a keen golfer, nature lover, or simply seeking a quieter pace of life without losing connectivity, this location offers the perfect blend of convenience and tranquillity.





Perth Office
Inveralmond Business Centre,
6 Auld Bond Road, Perth, PH1 3FX
Tel: 01738 260035
email: hello@wearepossible.co.uk

Zoopa.co.uk

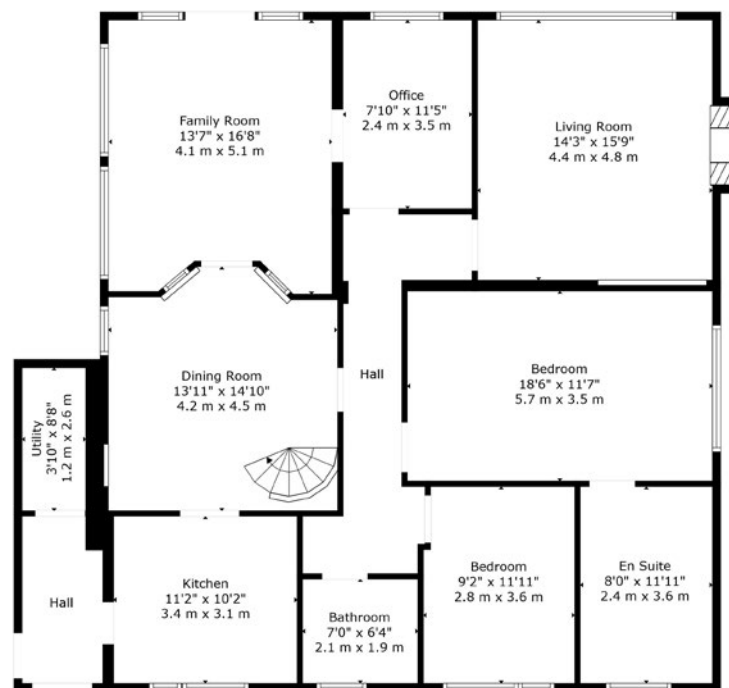
 **rightmove**.co.uk

 **PrimeLocation**.com

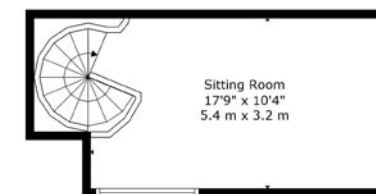


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.



Floor 1



Floor 2



TOTAL: 1748 sq. ft, 163 m2
FLOOR 1: 1580 sq. ft, 147 m2, FLOOR 2: 168 sq. ft, 16 m2
EXCLUDED AREAS: FIREPLACE: 11 sq. ft, 1 m2, LOW CEILING: 40 sq. ft, 4 m2
WALLS: 112 sq. ft, 10 m2

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