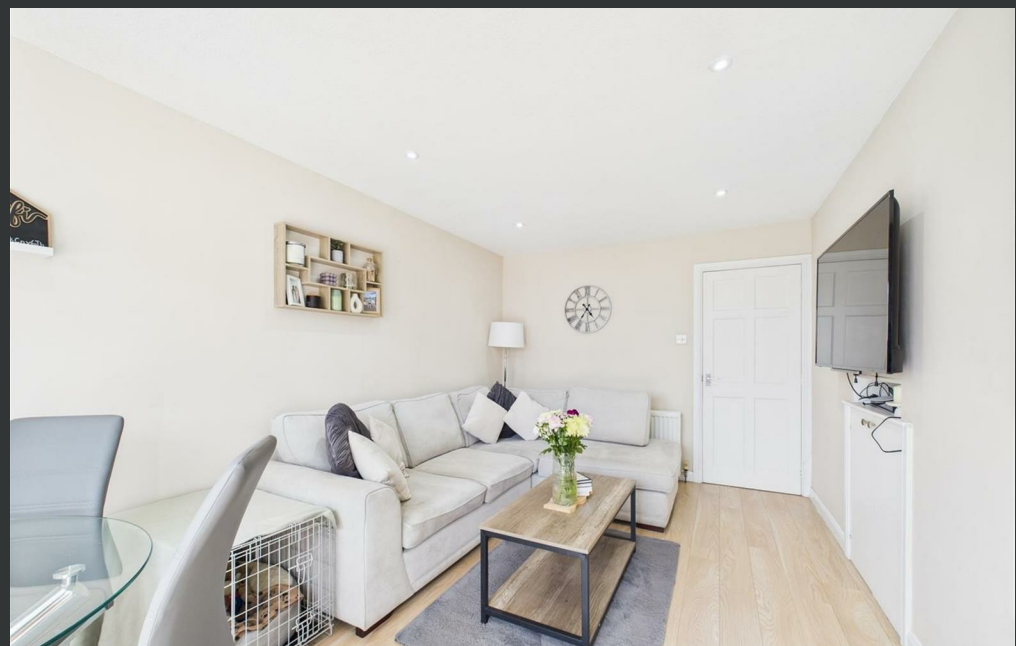




9 Berrydale Avenue, Blairgowrie, PH10 6UB  
Offers over £170,000

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## 9 Berrydale Avenue Blairgowrie, PH10 6UB

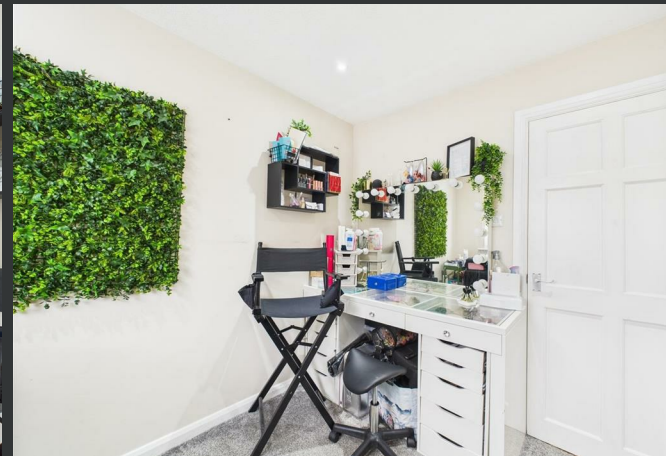
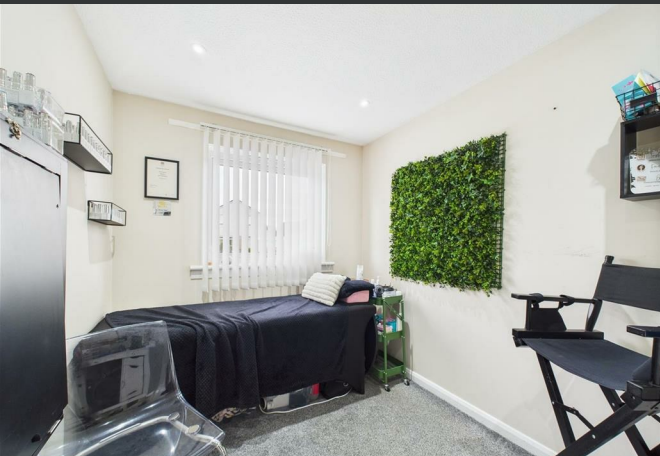
- Modern two-bedroom semi-detached bungalow
- Sleek, contemporary kitchen with integrated appliances
- Two well-sized double bedrooms
- Large timber shed/workshop with power
- Quiet residential setting
- Bright open-plan lounge with dining area
- Stylish shower room with walk-in enclosure
- South-facing, low-maintenance rear garden
- Driveway providing off-street parking
- Close to local amenities and transport links

Nestled in a peaceful residential area of Blairgowrie, 9 Berrydale Avenue is a beautifully presented two-bedroom semi-detached bungalow, perfect for buyers seeking a move-in ready home. Well maintained throughout, the property offers stylish, modern living with low-maintenance outdoor space and excellent amenities nearby.

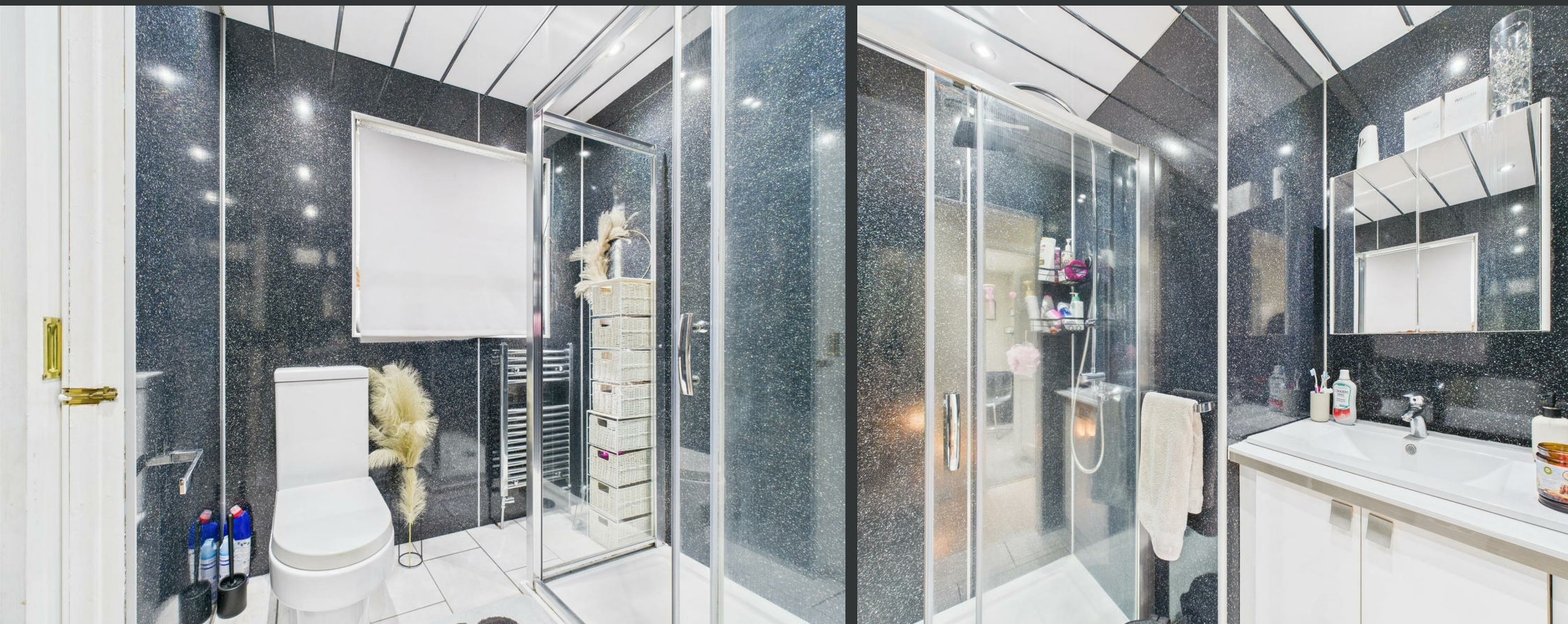
The heart of the home is the bright and contemporary kitchen, featuring sleek white cabinetry, gloss-finish units, integrated appliances, and a feature extractor fan. The lounge is equally impressive — open-plan with the dining area, it enjoys patio doors that lead directly out to a south-facing garden, creating a seamless flow for indoor-outdoor living. The space is flooded with natural light and is ideal for both relaxing and entertaining. There are two well-proportioned bedrooms, both with neutral décor. The modern shower room is finished to a high standard with a chic black sparkle wall covering, large walk-in shower, and stylish fixtures.

Externally, the enclosed rear garden has been landscaped for ease of upkeep and features a generous timber shed, providing fantastic storage or workshop potential. A monoblock driveway to the front allows for ample off-street parking. Ideal for downsizers, first-time buyers, or investors, this charming bungalow offers comfort, convenience, and style all on one level, with schools, shops and transport links close by.

Offers over £170,000







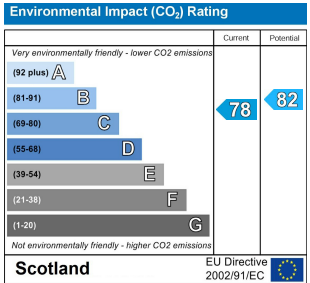
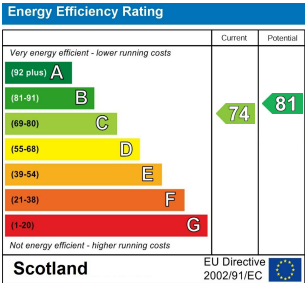
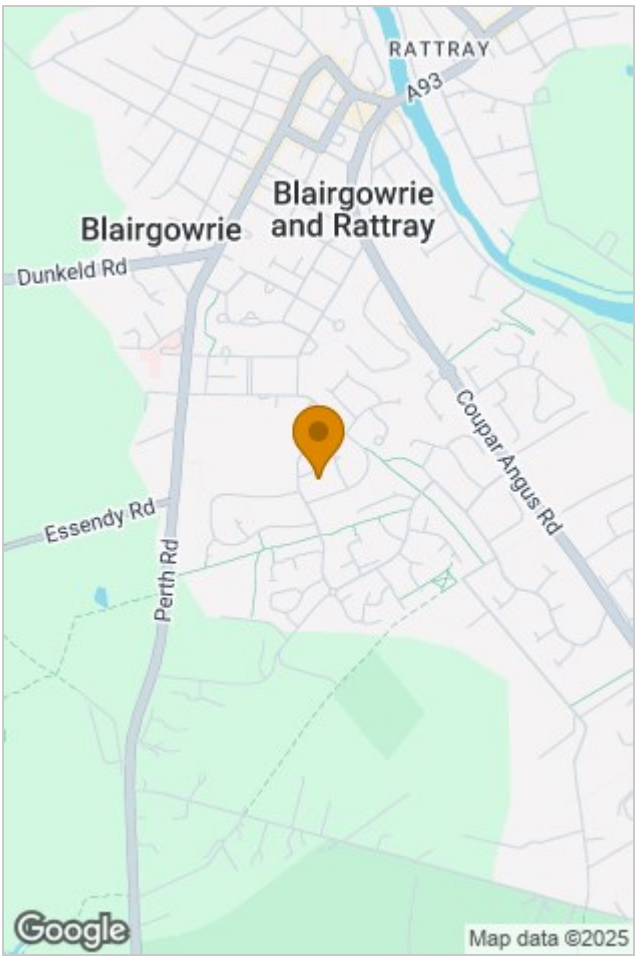
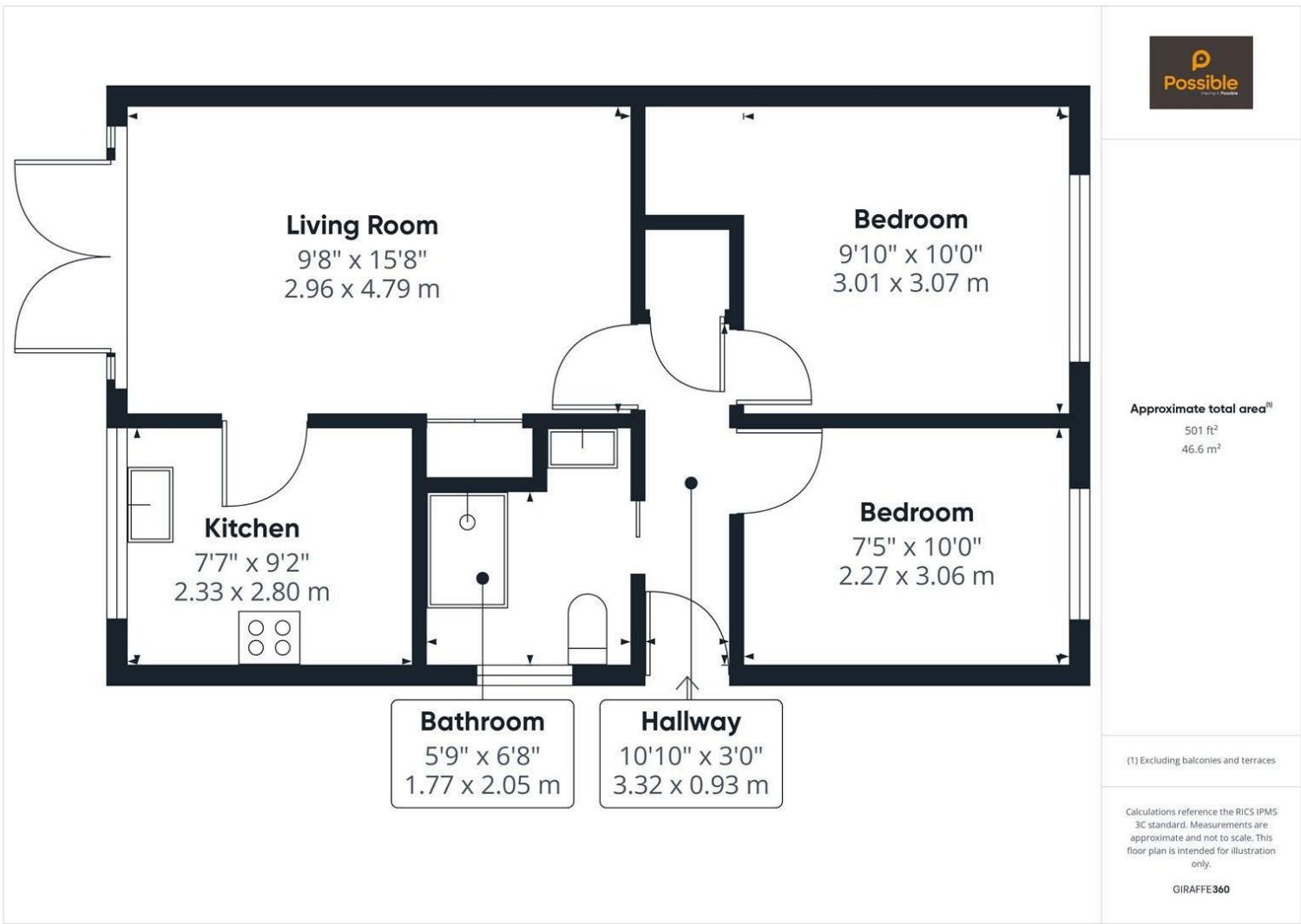
## Location

Blairgowrie is a thriving town in Perthshire known for its welcoming community, beautiful riverside walks, and vibrant town centre. It boasts a great selection of local shops, supermarkets, cafes, and restaurants, as well as reputable schools and healthcare services. The surrounding countryside offers fantastic opportunities for outdoor enthusiasts, with golf courses, hiking trails and the scenic River Erich nearby. Excellent road links make commuting to Perth, Dundee, or further afield a breeze. Whether you're looking for a peaceful lifestyle, strong community spirit, or easy access to nature, Blairgowrie offers a well-rounded and desirable place to call home.









## 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.