

**Inver** Brucefield Road, Blairgowrie, PH10 6LA









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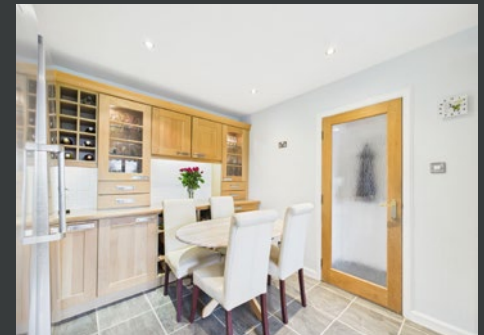
- Large three-bedroom detached bungalow
- Prime Brucefield Road location
- Almost 1800sqft of spacious accommodation
- Bright living room with wide garden-view window
- Well-equipped dining kitchen
- Two charming sunrooms
- Two bathrooms plus separate WC
- Enormous 34' x 27' garage/workshop
- Extensive driveway parking
- Mature, private wrap-around gardens

Inver is a beautifully maintained and exceptionally spacious detached bungalow positioned within generous garden grounds on highly regarded Brucefield Road in Blairgowrie. Offering almost 1800sqft of versatile single-level accommodation, this impressive home is ideal for families, couples seeking plentiful space, or those looking for a peaceful setting with excellent amenities nearby.

The accommodation includes a bright and expansive living room with a wide picture window, a well-designed dining kitchen with extensive fitted cabinetry, and two delightful sunrooms providing relaxing spaces to enjoy garden views all year round. There are three well-proportioned bedrooms, including a large principal bedroom with fitted wardrobes, along with two bathrooms and a separate WC for added convenience.

A standout feature is the remarkably large 34' x 27' garage, offering superb potential for hobby use, car storage, a workshop, or future conversion (subject to consents). The sweeping driveway provides extensive parking, while the surrounding gardens are mature, private and beautifully presented, offering excellent outdoor space for entertaining or gardening enthusiasts. With its spacious layout, excellent condition and enviable location, Inver represents a rare opportunity to secure a substantial bungalow in one of Blairgowrie's most desirable residential areas.





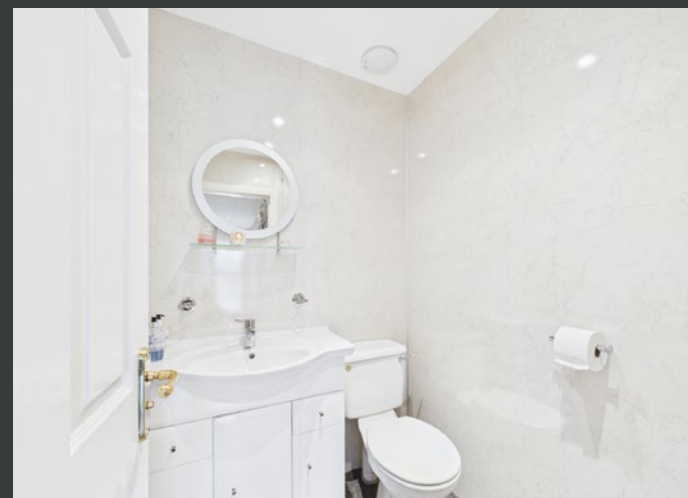
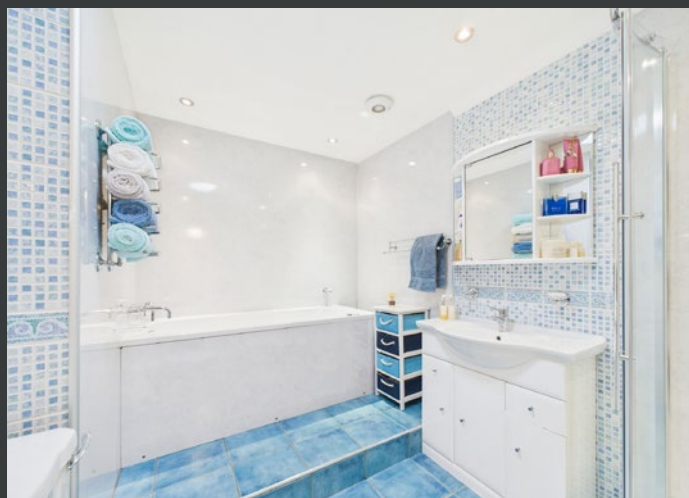
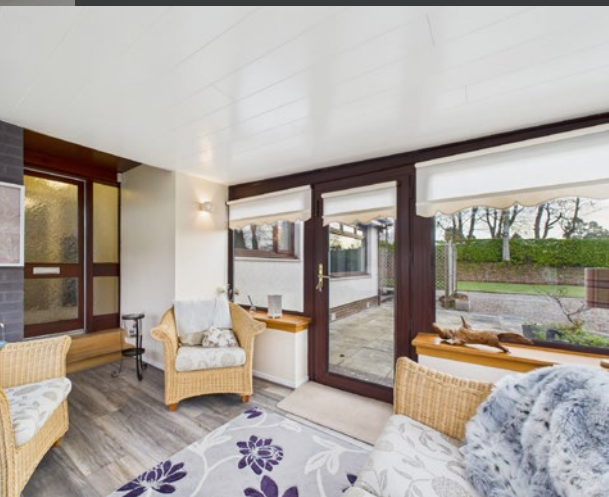


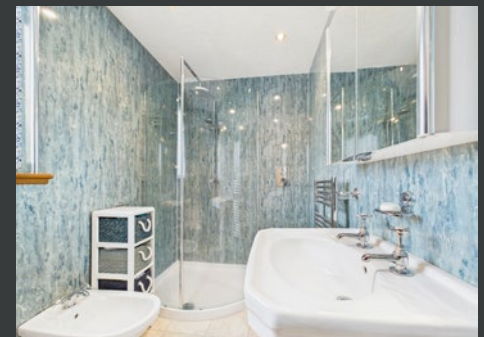














Inver Brucefield Road





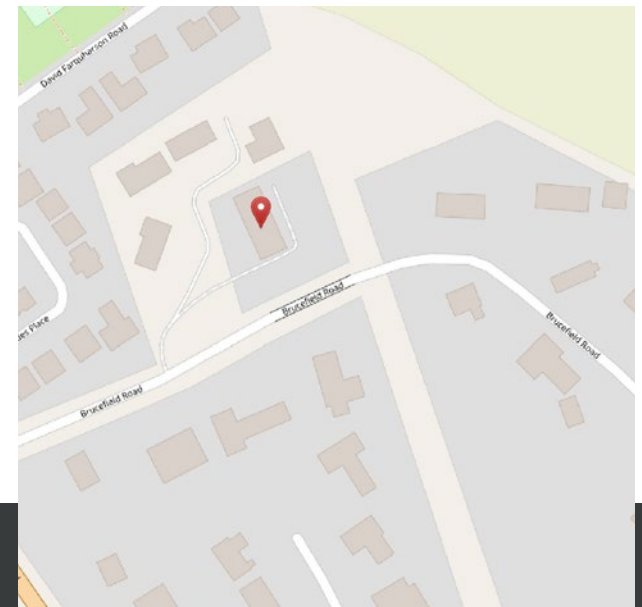






### LOCATION

Brucefield Road is one of Blairgowrie's most desirable residential addresses, offering a peaceful setting within easy reach of the town's excellent amenities. Blairgowrie provides supermarkets, shops, cafés, medical facilities and leisure options, along with beautiful walks along the River Ericht and access to surrounding countryside. The area is well-served for schooling and is within easy commuting distance of Perth, Dundee and major transport routes. Ideal for those seeking tranquillity without sacrificing convenience, the location offers a superb quality of life in the heart of scenic Perthshire.







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

