



9 Douglas Road, Blairgowrie, PH10 6TR
Offers over £172,500



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- Well presented semi-detached villa
- Bright open-plan living accommodation
- Spacious upper-floor principal bedroom
- Generous private driveway
- Modern fitted kitchen with breakfast bar
- Contemporary family bathroom
- Landscaped enclosed rear garden
- Popular residential location

Situated within a sought-after residential area of Blairgowrie, this well presented two-bedroom semi-detached villa offers modern accommodation, excellent outdoor space and a move-in-ready finish throughout.

The heart of the home is the impressive open-plan living area, creating a bright and welcoming space for relaxing and entertaining. The contemporary fitted kitchen features ample storage, integrated cooking appliances and breakfast bar seating, seamlessly flowing into the comfortable lounge complete with a stylish feature electric fireplace. A rear door provides direct access to the garden, making indoor-outdoor living effortless. The ground floor also offers a versatile bedroom, ideal as a child's room, guest bedroom or home office, and a modern family bathroom finished in a fresh, neutral style. Upstairs, the spacious principal bedroom enjoys a peaceful setting with useful eaves storage, providing an excellent private retreat away from the main living accommodation. Externally, the property continues to impress with a generous monoblock and gravel driveway providing ample off-street parking. The fully enclosed rear garden has been thoughtfully landscaped to include a large patio seating area, attractive lawn, with well-maintained planting, creating a wonderful space for family life, entertaining and enjoying the outdoors. Located close to local schools, shops and everyday amenities, while remaining within easy reach of Blairgowrie town centre and excellent road links to Perth and Dundee, this attractive home combines stylish modern living with practicality and convenience, making it an excellent opportunity for a wide range of buyers.

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Location

Douglas Road is located within a well-established residential area of Blairgowrie, a popular Perthshire town renowned for its welcoming community and excellent amenities. The town offers a wide range of independent shops, supermarkets, cafés, restaurants, primary and secondary schooling, healthcare facilities and leisure amenities, including Blairgowrie Golf Club and nearby walking and cycling routes. The surrounding countryside provides superb opportunities for outdoor pursuits, while the River Erich and nearby glens are within easy reach. Excellent transport links connect Blairgowrie to Perth, Dundee and the A90, making it an ideal location for commuters seeking a balance between town convenience and rural lifestyle.







617 ft²
57.3 m²

Reduced headroom

9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Map data ©2026

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	73	79

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	74	77

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