

Simple Approach



Estate Agents



**34 Park Drive, Blairgowrie
PH10 6PA**

Offers over £127,950

Located in the sought-after cul-de-sac of Park Drive, Blairgowrie, this charming two-bedroom house presents an excellent opportunity for families seeking a tranquil yet convenient living environment. The property boasts a well-maintained front and back garden, providing a delightful outdoor space for relaxation and play.

Upon entering, you will find a welcoming reception room that offers a perfect setting for family gatherings or quiet evenings at home. The modern kitchen is designed with functionality in mind, making it an ideal space for culinary enthusiasts to prepare meals and entertain guests.

The two bedrooms are generously sized, providing ample space for rest and personalisation. The bathroom is well-appointed, ensuring comfort and convenience for all residents.

This property is in move-in condition, allowing you to settle in without the need for immediate renovations. Its location in a private cul-de-sac enhances the appeal, offering a safe and peaceful atmosphere while still being close to local amenities and transport links.

In summary, this delightful house on Park Drive is perfect for those looking for a family-friendly home in a desirable area. With its modern features and well-kept grounds, it is a wonderful place to create lasting memories. Do not miss the chance to make this lovely property your new home.

Living Room

14'4" x 12'9" (4.37 x 3.91)

Kitchen

14'0" x 6'3" (4.28 x 1.91)

Bedroom One

11'1" x 10'2" (3.38 x 3.12)

Bedroom Two

11'5" x 8'10" (3.48 x 2.71)

Family Bathroom

7'1" x 5'4" (2.16 x 1.65)

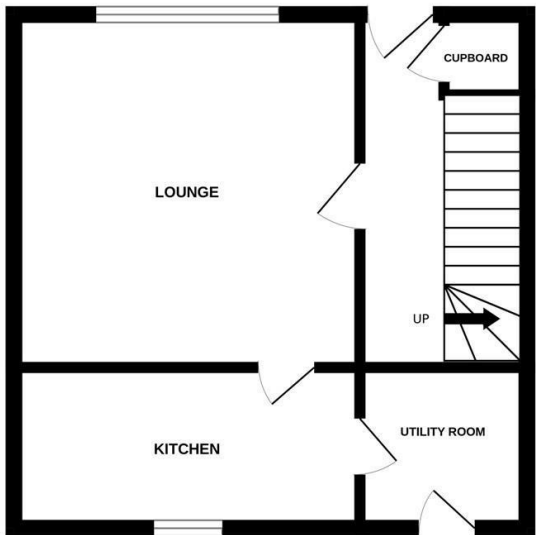




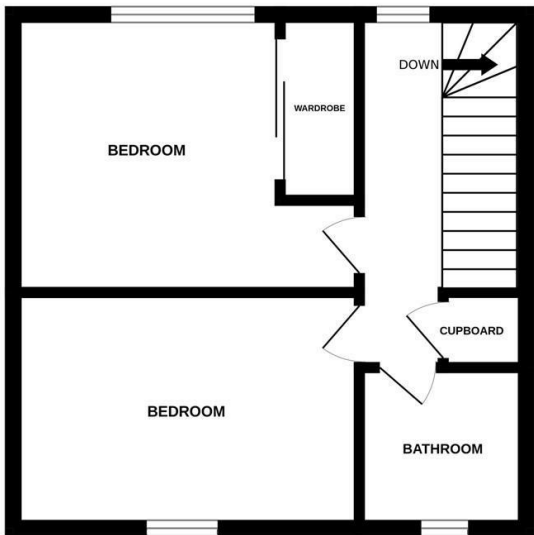
- Gas Central Heating
- On-Street Parking
- Bright & Welcoming Lounge
- Double Glazing
- Highly Sought-After Residential Location
- Two bedrooms
- Private Rear Garden
- Ideal For First-Time Buyers, Couples or Those Looking to Downsize
- Family bathroom



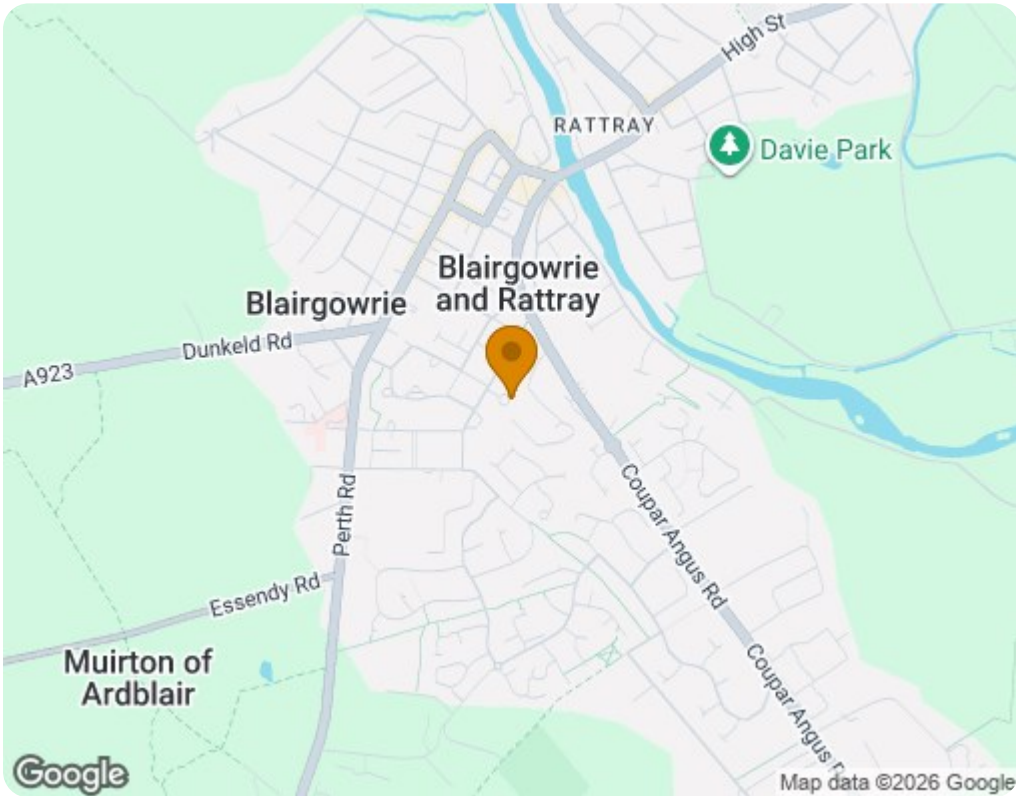
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		