

Simple Approach



Estate Agents



**7 Walnut Grove, Blairgowrie
PH10 6TH**

Offers over £247,950

This beautifully presented three-bedroom, detached bungalow is located in the highly sought-after Walnut Grove area of Blairgowrie, set within a quiet and well-established cul-de-sac. Offering spacious and flexible accommodation, the property comprises a bright and welcoming lounge, a separate dining room ideal for entertaining, a sizeable kitchen with ample storage, three well-proportioned bedrooms all with built-in wardrobes, a master bedroom with an ensuite shower room, and a family bathroom with shower over bath facility. Additional benefits include gas central heating and double glazing. Externally, the property features a private driveway providing off-street parking and attractive, well-maintained garden grounds, making this an ideal home for families, couples, or downsizers seeking quality accommodation on one level in a desirable residential location.

Lounge

15'1" x 14'7" (4.62 x 4.47)

Dining Room

10'6" x 9'3" (3.21 x 2.82)

Kitchen

9'2" x 10'9" (2.81 x 3.28)

Utility Room

5'3" x 7'11" (1.62 x 2.43)

Master Bedroom

10'11" x 12'4" (3.33 x 3.77)

Ensuite Shower Room

3'10" x 10'10" (1.18 x 3.32)

Bedroom Two

10'5" x 12'1" (3.19 x 3.70)

Bedroom Three

8'9" x 10'8" (2.67 x 3.27)

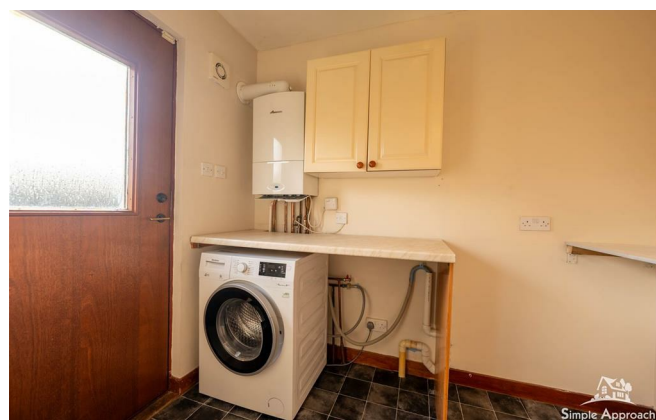
Bathroom

5'8" x 10'5" (1.75 x 3.19)





- Detached Bungalow
- Large Kitchen
- Full Double Glazing
- Three Bedrooms With A Master Ensuite Shower Room
- Separate Dining Room
- Large Private Driveway
- Bright & Spacious Lounge
- Gas Central Heating



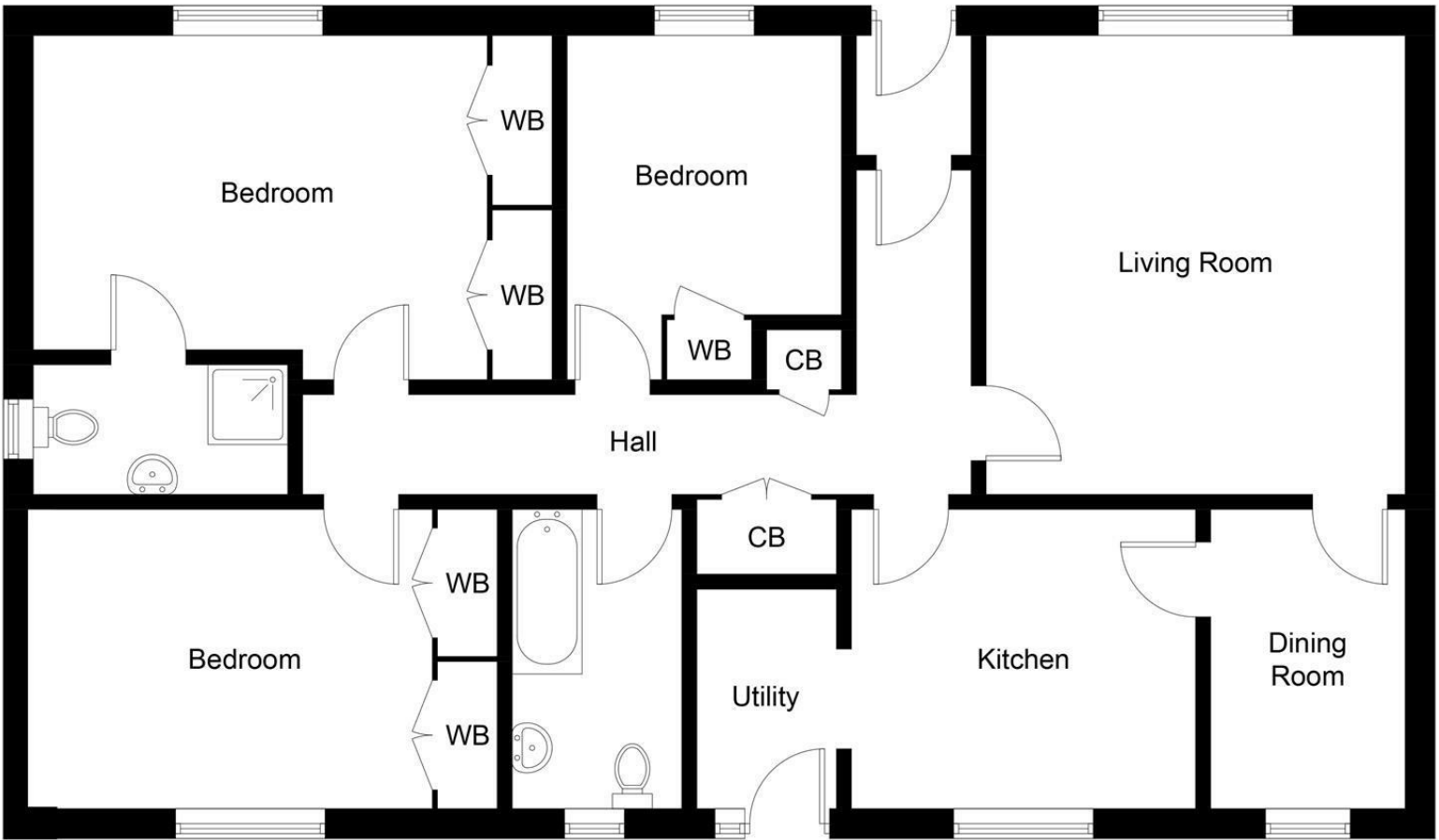
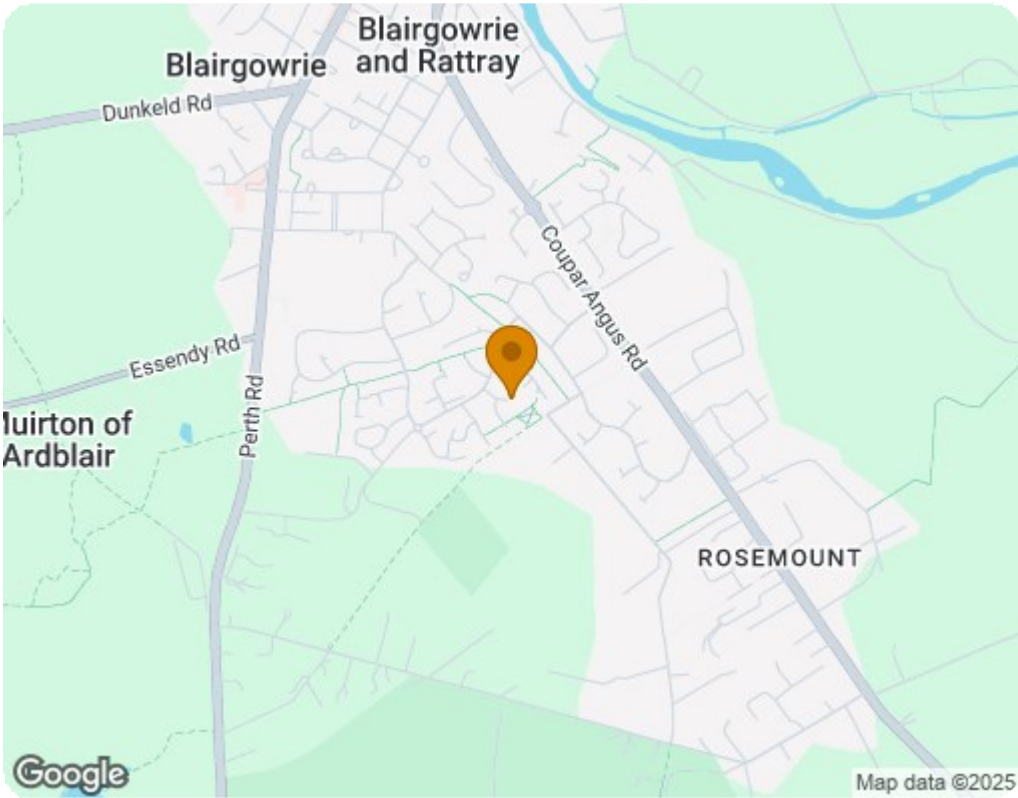


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189548)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	73	
(69-80) C		
(55-68) D		
(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		82
(81-91) B	70	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		