



7 Walnut Grove, Blairgowrie  
PH10 6TH  
Offers over £247,950

# 7 Walnut Grove, Blairgowrie, PH10 6TH

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



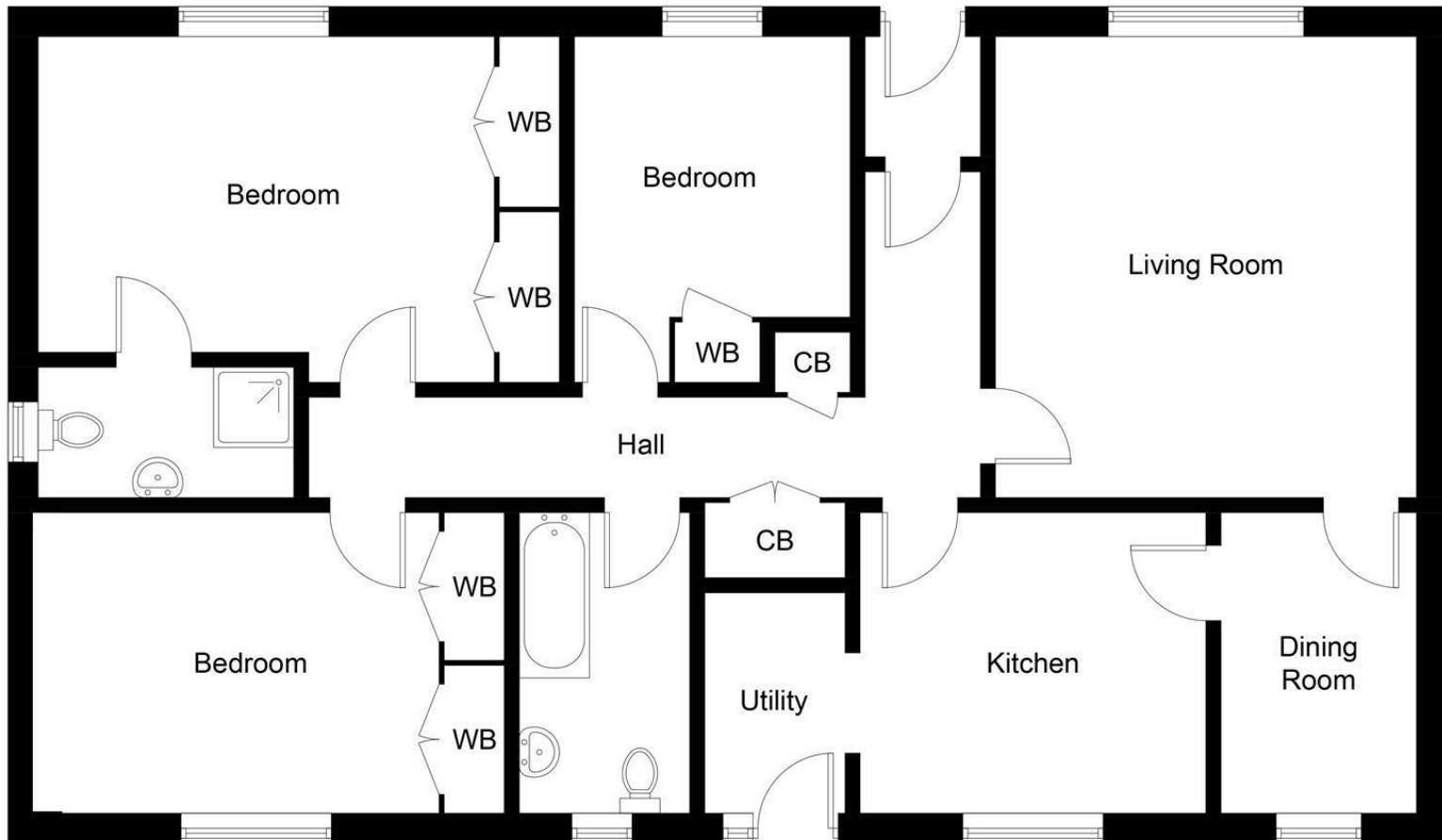
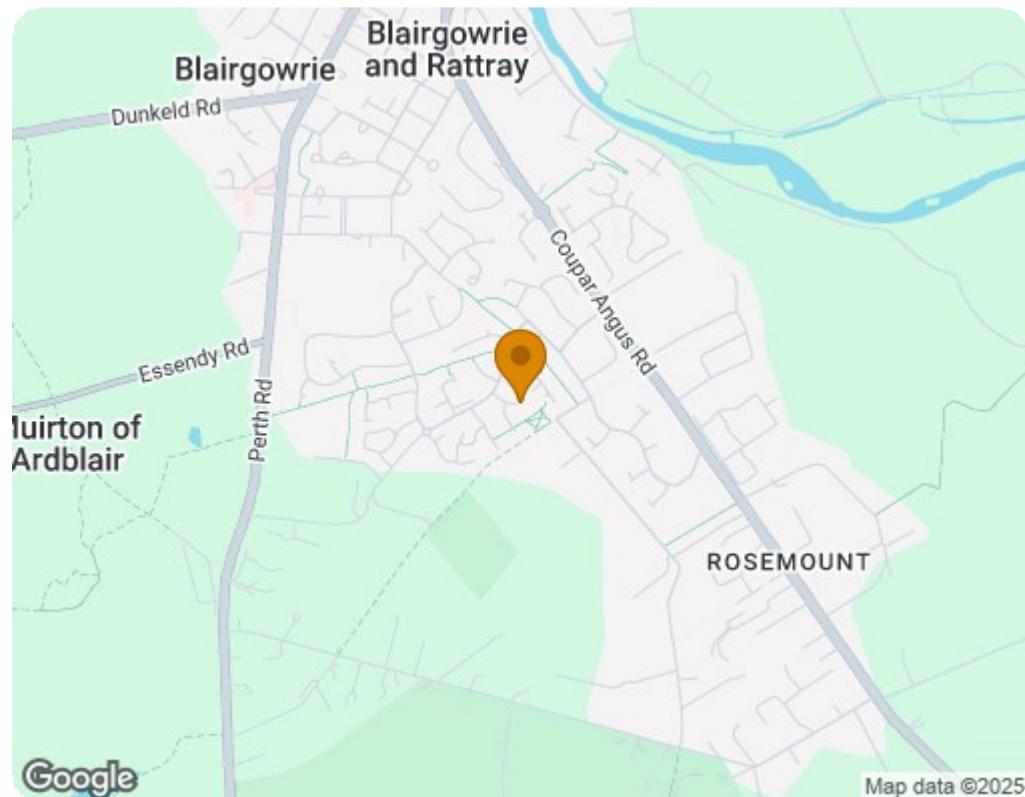


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189548)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	