



43 Ardblair Road, Blairgowrie, PH10 6QA
Offers over £160,000



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- Two bedroom semi-detached home
- Separate living room
- Bright rear sunroom
- Modern family bathroom
- Substantial garden shed
- Spacious main bedroom
- Dedicated dining area
- Well-fitted kitchen
- Low-maintenance rear garden
- Pleasant rear outlook

43 Ardblair Road is a well-presented two-bedroom semi-detached home in Blairgowrie, offering a bright interior, flexible ground-floor living space and a particularly attractive rear garden.

The accommodation opens into a welcoming hallway leading to a comfortable living room, finished in soft neutral tones with a contemporary feature wall and useful shelving. The dining room sits beyond and provides a natural space for everyday meals and entertaining, with glazed doors opening into the adjoining sunroom. This additional room brings in plenty of natural light and creates a versatile space overlooking the rear garden. The kitchen is fitted with a good range of white units and timber-effect worktops, with direct access outside adding further practicality. Upstairs are two well-proportioned bedrooms, including a particularly generous main bedroom. The second bedroom also offers good flexibility for family, guests or home working. A modern family bathroom completes the first-floor accommodation. Outside, the rear garden has been designed for relatively easy maintenance, combining paved seating, gravelled areas and artificial lawn. A substantial detached shed provides excellent additional storage or potential for home working, while the attractive open outlook to the rear adds to the overall appeal.

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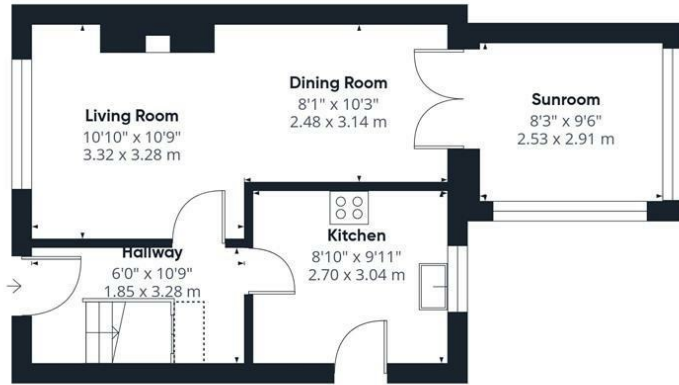


Location

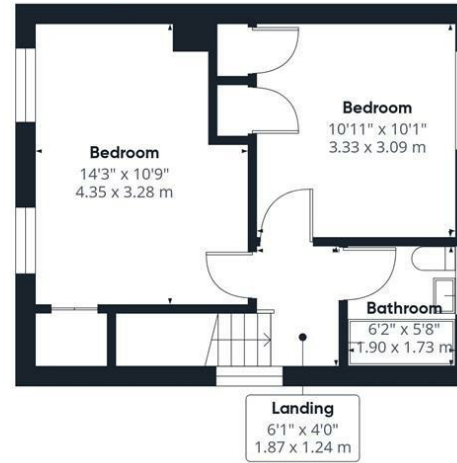
Ardblair Road is situated within the popular Perthshire town of Blairgowrie, offering convenient access to a wide range of everyday amenities. The town provides supermarkets, independent shops, cafés, restaurants, leisure facilities and schooling, while the surrounding area is well known for its attractive countryside and outdoor pursuits. Blairgowrie is also well positioned for travel towards Perth, Dundee and the wider Perthshire region, making it a practical base for commuters. With riverside walks, woodland and open countryside close by, the location combines the convenience of town living with easy access to the outdoors.







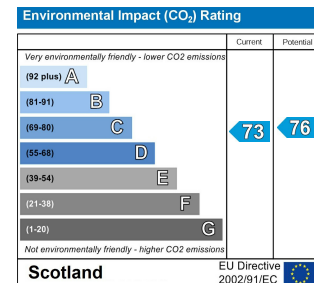
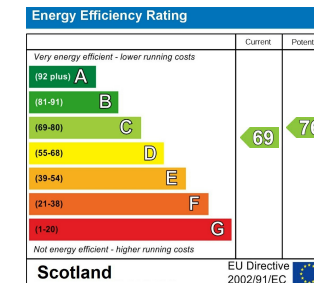
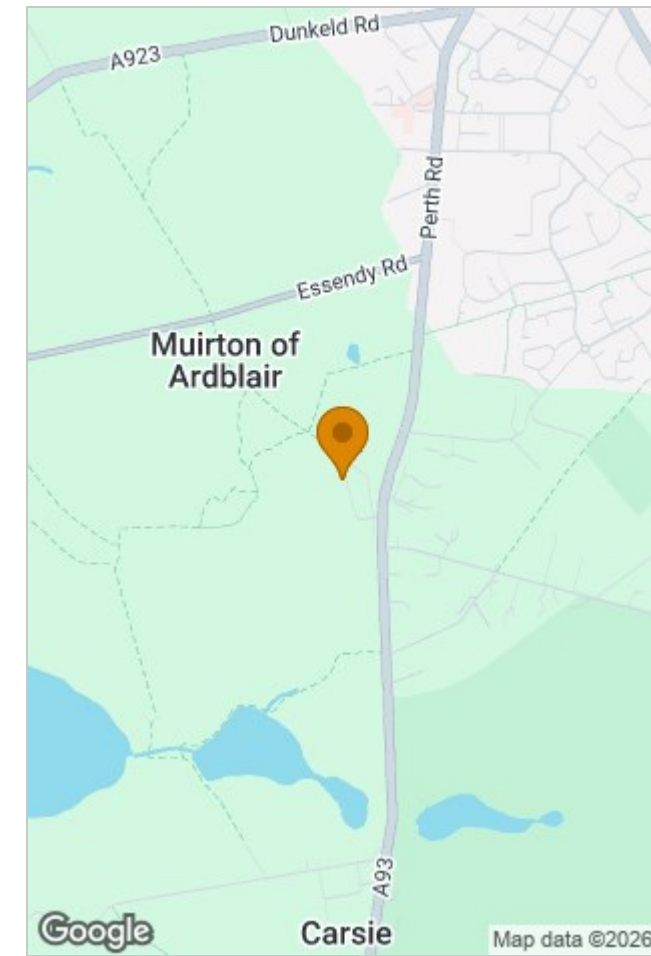
Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

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