



11 Rosemount Park, Blairgowrie, PH10 6TZ  
Offers over £247,500

3 1 1 C



# 11 Rosemount Park Blairgowrie, PH10 6TZ

Offers over £247,500

- Detached bungalow
- Fitted kitchen
- Family bathroom with bath
- Private rear garden laid mainly to lawn
- Quiet residential location
- Three well-proportioned bedrooms
- Separate utility room
- Gas central heating
- Driveway and garage
- Close to local amenities

11 Rosemount Park is a well-proportioned detached bungalow set within a quiet and sought-after residential area of Blairgowrie. Offering spacious accommodation all on one level, the property is ideally suited to families, downsizers or buyers seeking comfortable, accessible living. The accommodation comprises a welcoming entrance vestibule leading into a central hallway. There is a generously sized living room, providing excellent flexibility for formal and informal living or dining. The fitted kitchen offers good storage and worktop space and is complemented by a useful adjoining utility room with external access.

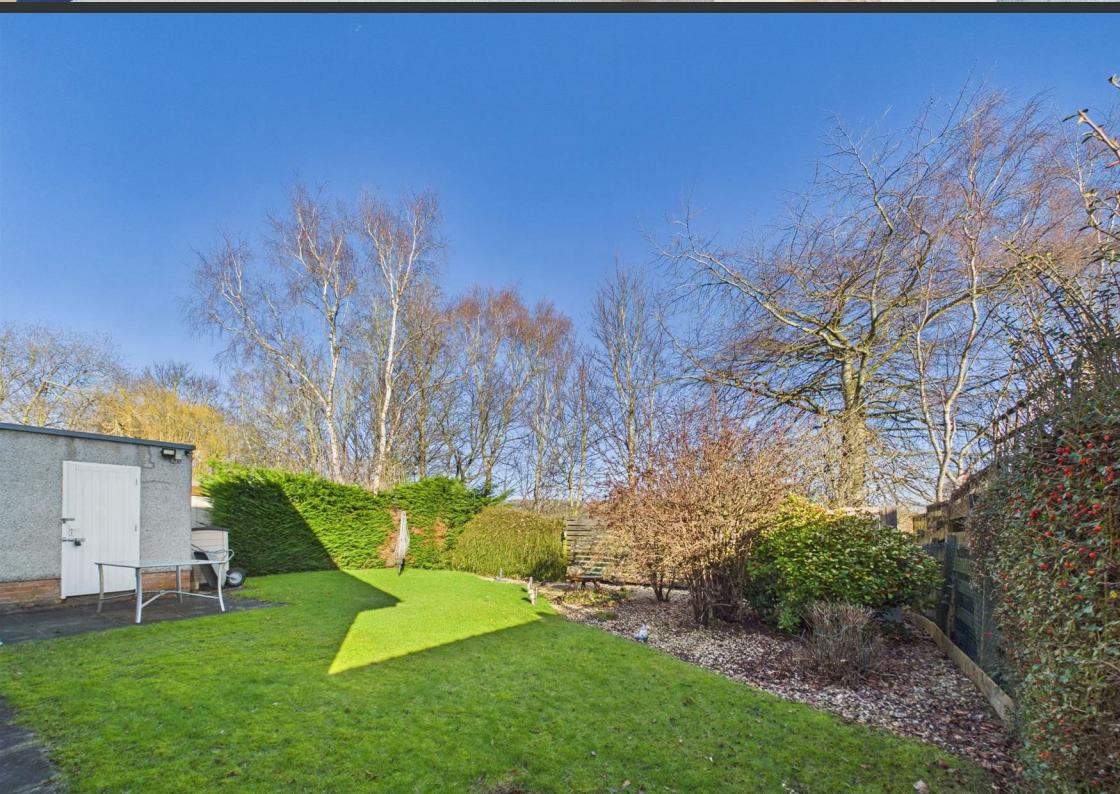
The property benefits from three well-proportioned bedrooms, all enjoying pleasant outlooks, along with a family bathroom. Additional storage is available throughout the home. Externally, the bungalow sits within well-maintained garden grounds, including a private rear garden laid mainly to lawn, a driveway providing off-street parking for several cars, and a garage. This attractive home offers space, versatility and a peaceful setting close to local amenities.





## Location

Rosemount Park is located within a popular and established residential area of Blairgowrie, offering a peaceful setting while remaining close to the town's amenities. Blairgowrie provides a wide range of shops, supermarkets, cafés, schools and healthcare facilities, along with excellent leisure and recreational opportunities. The surrounding area is renowned for its beautiful countryside, woodland walks and access to the Cateran Trail and Angus Glens. Blairgowrie enjoys good transport links to Perth, Dundee and beyond, making it an ideal location for those seeking a balance of town convenience and outdoor lifestyle.



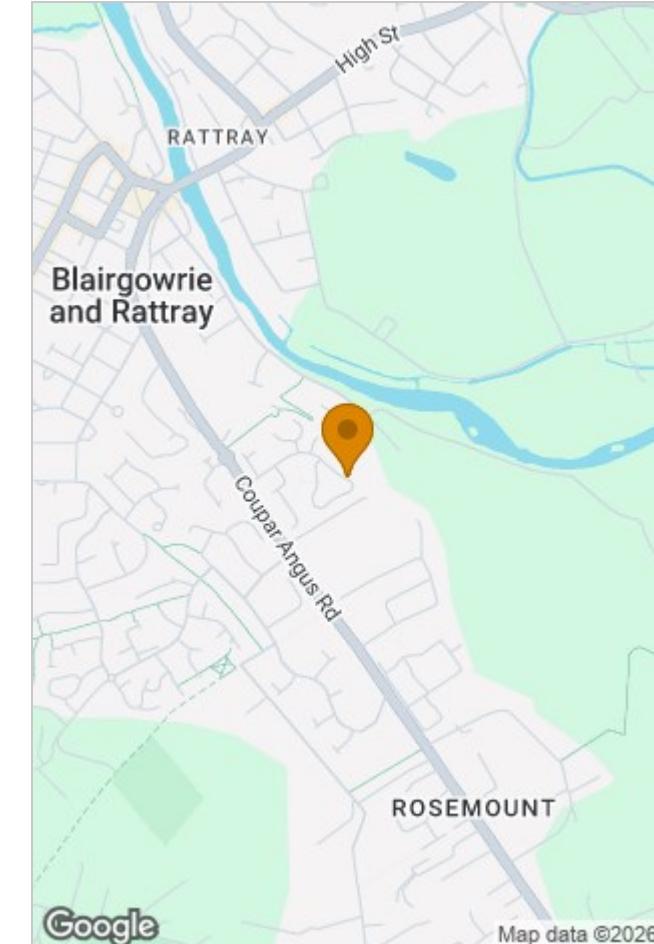


Approximate total area<sup>(1)</sup>  
1260 ft<sup>2</sup>  
117 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	72	77
(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		

## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

