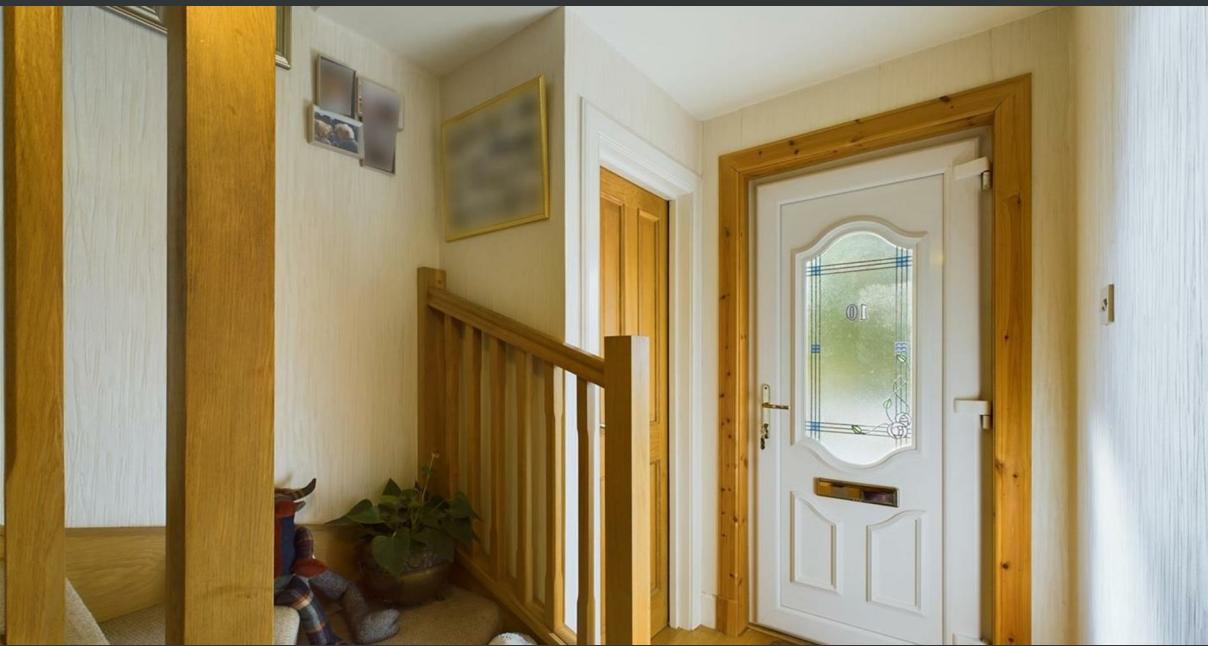




10 Clova Avenue, Blairgowrie, PH10 6UQ
Offers over £242,000

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10 Clova Avenue Blairgowrie, PH10 6UQ

Offers over £242,000

- Detached villa
- Multiple reception rooms
- Off-street parking & garage
- Double glazing
- Three bedrooms
- Private rear garden
- Gas central heating
- Easy access to amenities

Welcome to 10 Clova Avenue in Blairgowrie - a charming detached home with so much to offer. This generous property boasts fantastic living space and three bedrooms providing ample space for comfortable living. It also features gas central heating and double glazing too.

One of the highlights of this property is the very private rear garden, perfect for relaxing or entertaining guests in a tranquil setting. With off-street parking, and a garage, you'll never have to worry about finding a spot for your car. Inside, you'll find multiple reception rooms that offer versatility and space for various activities. The abundance of natural light that fills the rooms creates a warm and inviting atmosphere throughout the house. Located in a convenient area, this property provides easy access to schools and amenities, making daily errands a breeze. Whether you're looking for a peaceful retreat or a place to call home close to everything you need, this attractive home on Clova Avenue has it all.



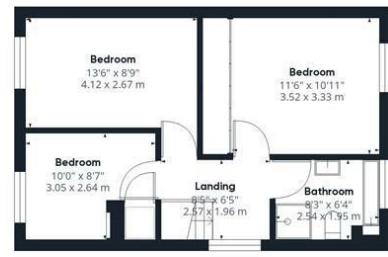


Location

Local amenities are available within walking distance, including supermarkets, schooling, regular bus service and various local shops and cafes. The property is also well placed for the daily commuter, with excellent transport links to Perth, Dundee and nearby cities.







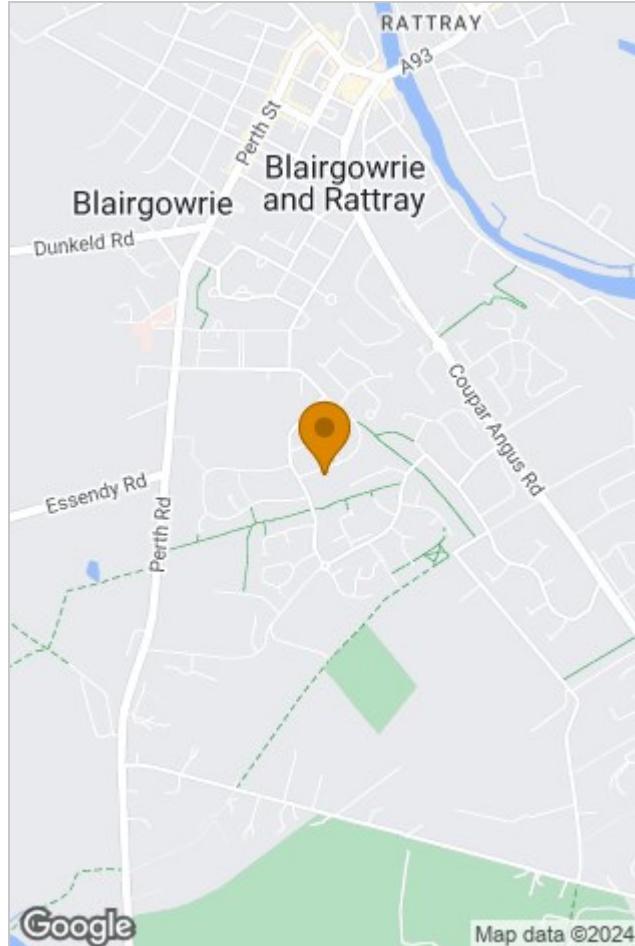
Approximate total area⁽¹⁾
 1333.33 ft²
 123.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.