



Ladeside House Ashgrove Road, Blairgowrie, PH10 7EU Offers Over £277,500



The town provides a host of local amenities and this property is well placed to take full advantage of these including supermarkets, doctor's surgery, a variety of shops and restaurants as well as great schooling with both primary and secondary schools nearby. The property is also well placed for commuting to the cities of Perth and Dundee which offer a full range of amenities and entertainment facilities.

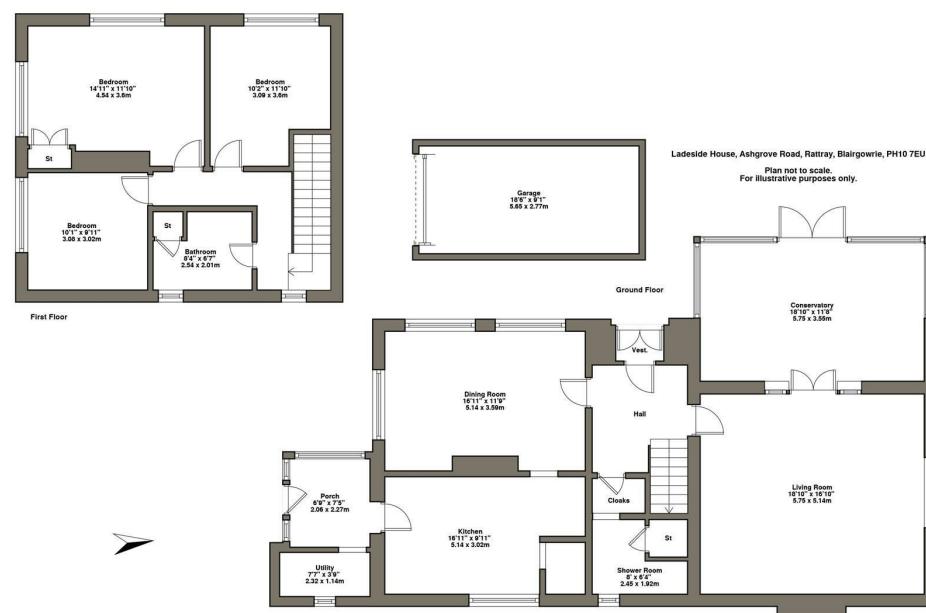
This home is bright and airy throughout and comprises; GROUND FLOOR: Entrance vestibule, hall, lounge, conservatory, shower room (with WC), dining room, kitchen and rear hallway with pantry-off.

FIRST FLOOR: Landing, three bedrooms and bathroom (with WC). The fridge, dishwasher and chest freezer are included in the sale.

Double glazing & gas central heating provide warmth throughout.

Externally, there is a large, gravelled driveway, leading to the property, providing parking for multiple vehicles. Extensive garden grounds featuring a large pond, lawned areas, shrubs and trees surround the house boasting an abundance of wildlife, including red squirrels. Viewing is essential to appreciate this beautiful setting.

- Three Bedrooms
- Garage
- Large Private Garden
- Gas Central Heating
- Double Glazing
- Popular Area
- Village Location



Ladeside House, Ashgrove Road, Rattray, Blairgowrie, PH10 7EU
Plan not to scale.
For illustrative purposes only.



Map data ©2024

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	77
(69-80) C	
(55-68) D	68
(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	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	71
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



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