



**Premier
Properties**
Perth



The Ferns Westpark Road, Blairgowrie, PH10 6EL

Offers Over £359,950

 **4**  **2**  **2**  **D**

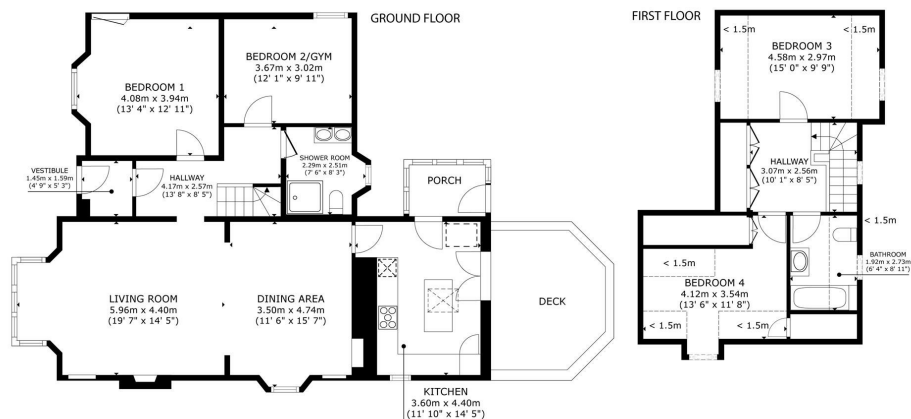
Thoughtfully arranged over two levels, the accommodation comprises a welcoming entrance hall, a spacious open-plan living and dining area complete with a charming wood-burning stove, and a tastefully designed kitchen featuring integrated appliances. A practical utility area, a contemporary family bathroom, and two excellent double bedrooms complete the ground floor.

Upstairs, you will find two further well-appointed double bedrooms along with an additional modern bathroom.

Externally, the property sits on a substantial plot, with lawned gardens to both the front and rear. A stylish decked area provides the perfect spot for relaxing or entertaining during the warmer months. A standout feature of this home is the fully insulated, generously sized modern home office, benefiting from heating throughout—ideal for remote working or creative pursuits.

Early viewing is strongly advised to fully appreciate the quality, space, and lifestyle this exceptional home offers.

- 4 spacious bedrooms
- 2 modern bathrooms
- Spacious accommodation throughout
- Stunning fixtures & fittings
- Home office
- Ideal family home
- Close to local amenities
- Easy access to transport links
- Fully renovated
- Perfect for entertaining

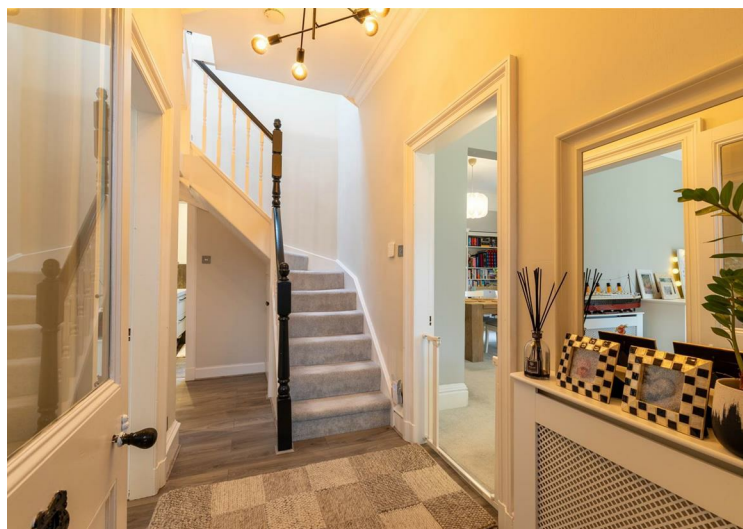


The Ferns, Westpark Road Blairgowrie, PH10 6EL

FLOOR 1 101.6 m² (1,094 sq.ft.), FLOOR 2 35.5 m² (382 sq.ft.)
EXCLUDED AREAS: REDUCED HEADROOM 11.2 m² (120 sq.ft.)
TOTAL: 137.1 m² (1,476 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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