

MILLER GERRARD

Solicitors and Estate Agents



**25 BERRYDALE ROAD
BLAIRGOWRIE
PH10 6UA**

**OFFERS OVER
£240,000**



**EPC RATING 'C'
COUNCIL TAX BAND 'D'**

25 Berrydale Road, Blairgowrie, PH10 6UA

Offers Over £240,000

Key Features

Charming two-bedroom detached bungalow in a highly sought-after residential area.

Efficient gas central heating and double glazing throughout.

Open-plan kitchen, living, and dining area designed for modern living.

Bright, airy conservatory seamlessly extending the indoor living space.

Generous main bedroom featuring a private en-suite shower room.

Extensive wrap-around gardens equipped with a detached garage, timber shed and greenhouse.

Prime location within short walking distance of local primary and high schools and the leisure centre.

Property Overview

Nestled in a quiet and highly desirable neighbourhood, 25 Berrydale Road is a well-presented two-bedroom bungalow that perfectly combines contemporary style with absolute convenience. Offered at Offers Over £240,000, this beautiful home features gas central heating throughout, ensuring a warm and energy-efficient living environment. Offering bright, single-level living with an exceptional flow, it is ideally suited for families, professionals and downsizers alike.

Internal Accommodation

Upon entering, you are welcomed into the heart of the home: an open-plan kitchen, living and dining suite. This expansive space serves as the perfect hub for both daily relaxation and effortless entertaining. The modern kitchen transitions smoothly into the bright and versatile dining and lounge area, which is kept cozy year-round by the central heating system.

From here, doors invite you into a beautifully positioned conservatory. Basking in natural light throughout the day, the conservatory serves as a tranquil secondary lounge with direct views and access over the lush gardens.

The property features two spacious bedrooms. The main bedroom enjoys generous proportions and the added luxury of its own private en-suite, providing a peaceful adult sanctuary. The second bedroom is well-sized, versatile and serviced by a contemporary family bathroom.

External & Gardens

The exterior of the property is a true gardener's paradise. Set on an impressive plot, the wrap-around gardens offer superb privacy, beautifully manicured lawns and vibrant border planting. For those with a green thumb or a need for external storage, the grounds include a traditional greenhouse, a timber garden shed and a substantial detached garage paired with a spacious driveway for off-street parking.

Location

Location is everything and 25 Berrydale Road delivers effortlessly. The home is positioned just minutes away from both the local primary and high schools, making the morning school run completely stress-free. For fitness and recreation, the popular Blairgowrie Community & Leisure Centre is just a short stroll away, while the vibrant town centre - with its independent shops, cafes and essential amenities - remains easily accessible.





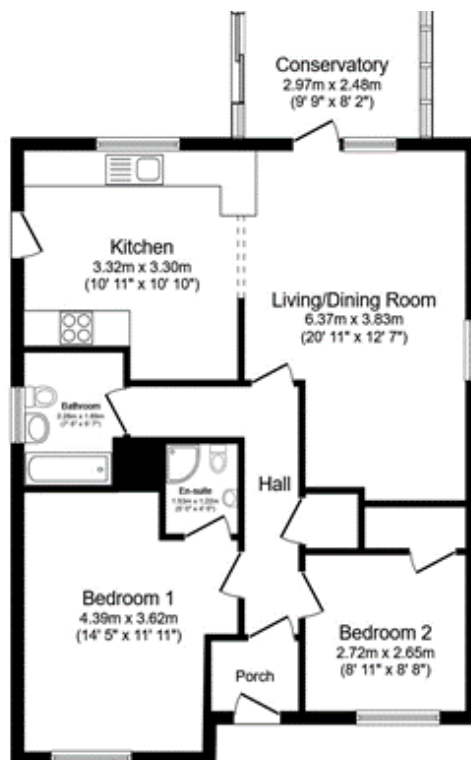












Floor Plan

Total floor area: 80.7 sq.m. (869 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN	3.32 X 3.30	LIVING / DINING ROOM	6.37 X 3.83
CONSERVATORY	2.97 X 2.48	BEDROOM 1	4.39 X 3.62
BEDROOM 2	2.72 X 2.65	BATHROOM	2.26 X 1.69

MILLER GERRARD

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE