




McEwan Fraser Legal

Solicitors & Estate Agents

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BLAIRGOWRIE, PERTSHIRE, PH10 6UE



BLAIRGOWRIE

PERTHSHIRE

Nestled at the foothills of the Grampian Mountains, Blairgowrie stands as a tranquil haven in the heart of Perth and Kinross, Scotland. Surrounded by picturesque landscapes, this charming town effortlessly combines natural beauty with a rich tapestry of history and modern amenities. Lying on the banks of the River Erich, Blairgowrie boasts a serene atmosphere that beckons to those seeking a peaceful escape. The town's historic roots are evident in its architecture, with charming stone-built structures dotting the streets, each telling a tale of days gone by. Known as the Gateway to Glens, Blairgowrie is a paradise for outdoor enthusiasts. The town provides easy access to the stunning Catean Trail, offering miles of scenic walks through lush woodlands and rolling hills. The Erich and Ardlie rivers, flowing gracefully through the town, add to the natural allure, creating a haven for fishing and waterside strolls. Blairgowrie's vibrant town centre offers a blend of quaint shops, cafes, and local businesses, creating a welcoming atmosphere for residents and visitors alike. For those with an appreciation for golf, Blairgowrie is home to the renowned Rosemount and Lansdowne golf courses, inviting golfers to tee off amidst breathtaking scenery.

With convenient access to larger cities like Perth and Dundee, Blairgowrie strikes a perfect balance between the tranquility of rural living and the amenities of urban life. Its central location ensures that residents can easily explore the diverse offerings of the surrounding region. Whether you're drawn to outdoor adventures, historic charm, or simply the joy of a close-knit town, Blairgowrie invites you to experience the unique allure of its surroundings.

62 SMITHFIELD CRESCENT

BLAIRGOWRIE

McEwan Fraser Legal is delighted to offer part exchange for this home. Nestled in quiet elegance, this meticulously refurbished two or three-bedroom detached bungalow is a vision of perfection. From the moment you pull into the drive, the home exudes a sense of merit and pride, a testament to the care lavished upon it by its current owner.

Entering, you are welcomed by quality flooring and an atmosphere of calm and order that pervades every corner. The lounge, bathed in natural light, features space for a dining table and chairs, offering a perfect blend of functionality and style.

Bedrooms one and two have been combined to create a luxurious principal suite, a space where serenity meets sophistication. The flexibility to reinstate these as two separate rooms exists, providing versatility to suit individual preferences. Bedroom three, equally generous, adds to the home's spatial allure. The kitchen, a sleek and

modern culinary haven, beckons both chefs and casual diners alike. A delightful surprise awaits in the form of the pantry, step inside and experience it for yourself. Transformed into a home cinema, the family room provides a space for entertainment and relaxation. Note, however, that the projector and floor-standing speakers are not included, ensuring a canvas for your personalised cinematic experience. The shower room is a study in modern luxury, promising both style and functionality. A testament to the home's low-maintenance appeal, the front is adorned with gravel chips, while the rear garden is a charming slab haven.

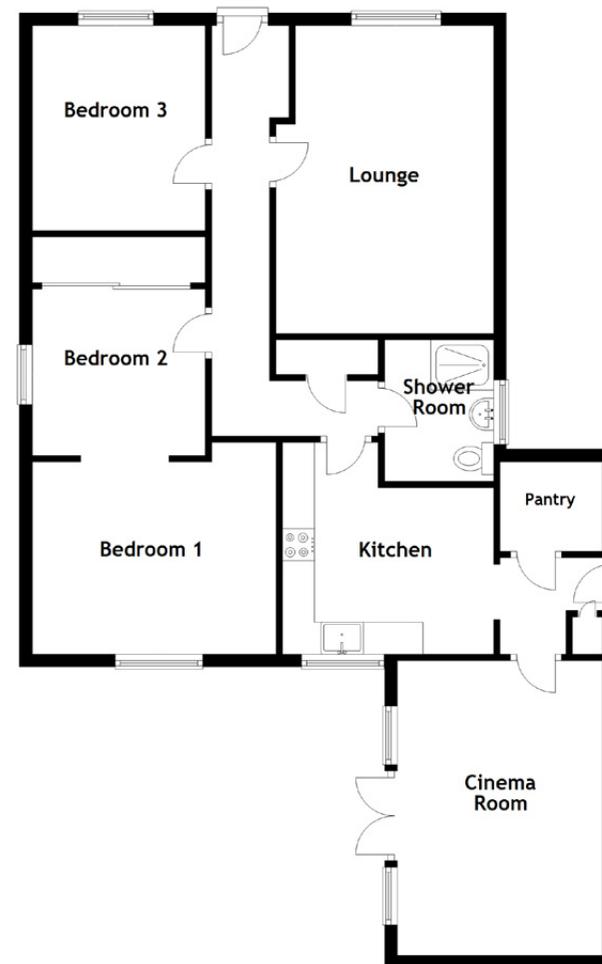
This property is a rare gem, where thoughtful refurbishment meets meticulous maintenance. A home where every detail is a testament to the owner's dedication to creating a haven of comfort and style. Don't miss the opportunity to make this stunning bungalow yours, act swiftly!





SPECIFICATIONS

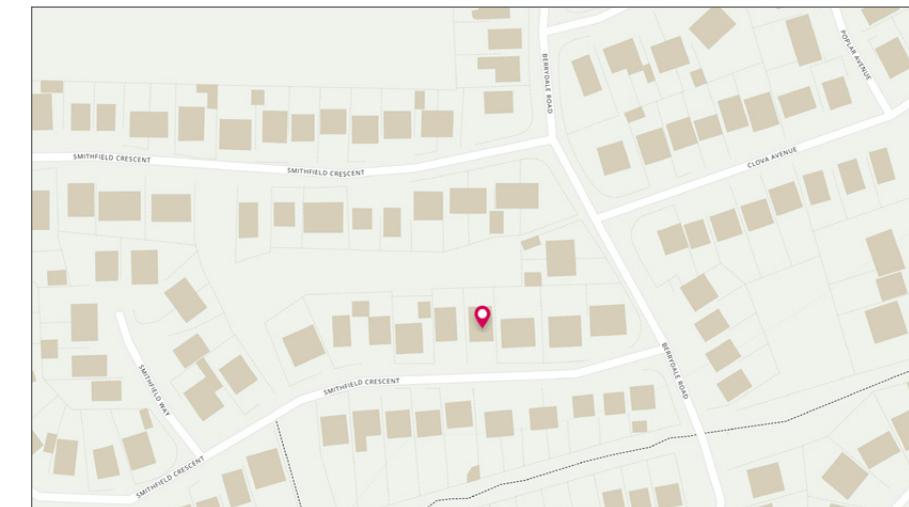
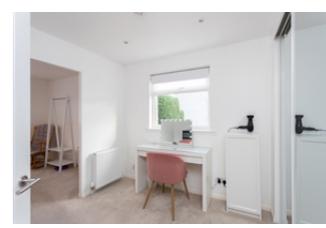
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 3.30m (10'10")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	2.70m (8'10") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.70m (8'10")
Cinema Room	4.60m (15'1") x 3.20m (10'6")
Shower Room	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 94m²
EPC Rating: C





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Part
Exchange
Available

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