MILLER GERRARD
Solicitors and Estate Agents



13 ELM DRIVE

BLAIRGOWRIE

PH10 6TY



OFFERS OVER

£320,000

EPC RATING 'B'

COUNCIL TAX BAND 'E'

Welcome to 13 Elm Drive, an exceptional four-bedroom detached family home nestled in a highly desirable residential pocket of Blairgowrie. Superbly crafted by the renowned local builders Scotia Homes, this modern property offers a perfect blend of contemporary layout, energy efficiency and premium finishes ideal for family life.

Key Features

Spacious Living: Four bedrooms, including a luxurious master suite with a walk-in wardrobe and private en-suite shower room.
Modern Heart of the Home: Beautiful open-plan kitchen and dining area fitted with integrated appliances, perfect for entertaining.
Practical Spaces: Dedicated utility room and excellent integrated storage options throughout the home.
Eco-Friendly Living: Designed for modern efficiency, featuring integrated solar panels to lower energy bills.
Outdoor & Parking: Fully enclosed, family-friendly rear garden alongside a single integral garage and private driveway.

Property Tour

Ground Floor
Step into a welcoming entrance hallway that leads into a bright, generous front-facing lounge. To the rear, the impressive open-plan kitchen and dining room acts as the social hub of the house, offering seamless access to the garden. The kitchen is supported by a separate utility room that keeps laundry day tucked away, and a convenient downstairs WC.

First Floor
Upstairs, the hallway leads to four well-proportioned bedrooms. The master bedroom is a standout retreat, complete with its own walk-in dressing area and a sleek en-suite. The remaining three bedrooms are serviced by a modern, centrally located family bathroom.

Exterior
The property boasts excellent kerb appeal with a neat front garden and driveway. The fully enclosed rear garden provides a safe haven for children and pets, offering a blank canvas for outdoor dining and relaxation.

Location & Lifestyle

Situated in a peaceful neighbourhood, 13 Elm Drive offers easy access to Blairgowrie's vibrant town centre. You are just moments away from excellent local amenities, independent shops, well-regarded schools and championship golf courses. For commuters, nearby road links provide straightforward travel to Perth, Dundee and beyond.

















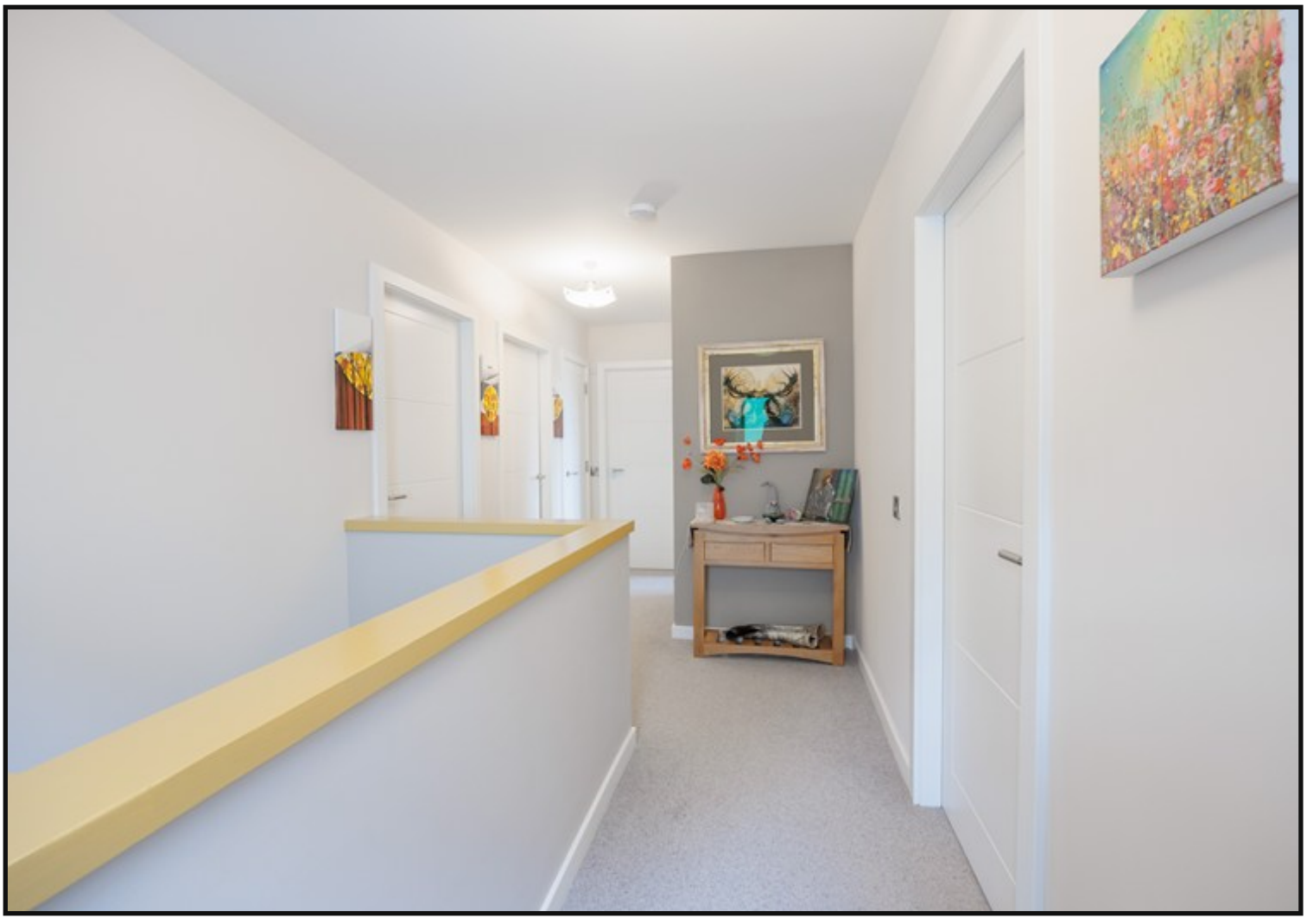










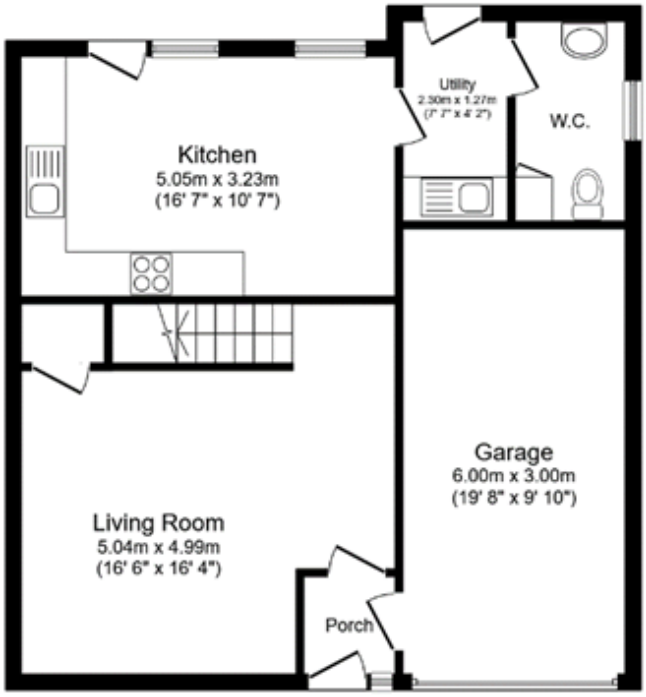




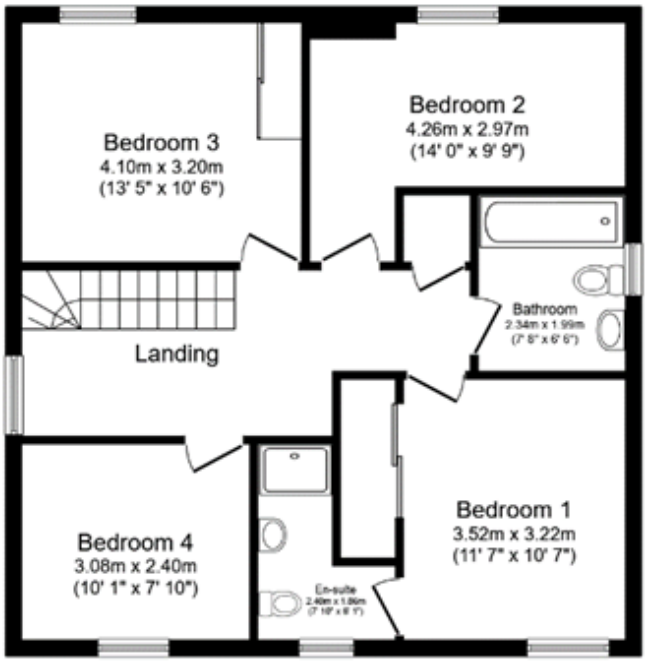








Ground Floor



First Floor

Total floor area: 136.9 sq.m. (1,473 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIING ROOM	5.04 X 4.99	KITCHEN	5.05 X 3.23
UTILITY	2.30 X 1.27	BEDROOM 1	3.52 X 3.22
BEDROOM 2	4.26 X 2.97	BEDROOM 3	4.10 X 3.20
BEDROOM 4	3.08 X 2.40	BATHROOM	2.34 X 1.99

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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