



 **clyde**  
PROPERTY

35 WILLIAM DICKSON DRIVE  
BLAIRGOWRIE PH10 6FB



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Presented to the market in immaculate condition throughout is this spacious three bedroom end terraced villa with private residents parking, gas central heating, double glazing and beautifully maintained garden grounds.

Accommodation is formed over two levels and comprises; welcoming reception hallway, front facing sitting room, fantastic open plan kitchen diner with French doors leading to the garden and completing the ground level accommodation is a useful cloakroom Wc. Stairs lead to the upper level and three bedrooms (master with en suite) plus a attractive well appointed family bathroom. Externally there is a sunny, low maintenance and secure rear garden offering the perfect spot for children to play and for outdoor entertaining.

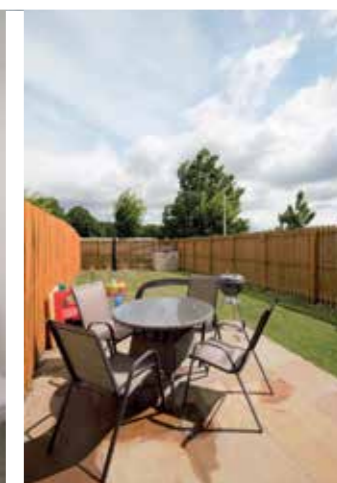
Blairgowrie town centre provides a host of local amenities and this property is well placed to take full advantage of these amenities including local shops, supermarkets, pharmacy, butchers, coffee shops as well as individual boutiques. There is also a wide range of outdoor activities available nearby including skiing and the prestigious Rosemount Golf Course in Blairgowrie. There is good schooling with both secondary and primary schools on offer locally as well as Dundee High School and other private schools a short drive away. The property is also well placed for commuting to Perth and Dundee including Ninewell's Hospital.

#### AT A GLANCE

- Immaculate Condition
- 3 Good Sized Bedrooms
- Bright Lounge
- Stylish Kitchen
- Family Bathroom & Ensuite

#### THE FINER DETAIL

- French Doors to Garden
- Private Parking
- Gas Central Heating & Double Glazing
- Beautiful Gardens
- EPC Band TBC





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Approx gross internal area xxx sqft | xx sqm

Property reference XB1731

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

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