

Simple Approach



**2 The Walled Garden Myreriggs Road, Blairgowrie  
Perthshire PH13 9HS**

**Offers over £348,000**



## 2 The Walled Garden Myreriggs Road, Blairgowrie, Perthshire PH13 9HS

Beautifully finished, contemporary design, stunning attention to detail, just a few key words that encapsulate the overall sense of this outstanding detached family home. This property offers incredibly versatile accommodation with a sprawling landscape garden, a large private driveway, and a double garage, all just a short distance from the quaint town of Blairgowrie without compromising its sublime countryside location. This lovely family home comes to the market in excellent condition having been kept to a very high standard throughout by the present owners, comprising; a stunning open plan entrance hall with ample space for a dining area, a large kitchen with useful utility room, a bright and spacious lounge with open fire place feature and large windows allowing for plentiful natural light to flood the room. Upstairs, the property enjoys three generous bedrooms with double fitted wardrobes and a master ensuite, a further family bathroom completes this beautiful home. The Walled Garden further benefits from modern day comforts such as gas central heating and double glazing throughout. This property is the ideal purchase for a growing family looking for a substantial living space and seeking peaceful countryside living within a very private area. The property is surrounded by stunning scenery, viewing is absolutely essential to appreciate the overall beautiful property and setting on offer.

### Lounge

13'1" x 17'8" (3.99 x 5.39)

### Diningroom/ Hallway

15'10" x 11'10" (4.85 x 3.61)

### Kitchen

9'5" x 9'3" (2.88 x 2.83)

### Utility

6'7" x 5'5" (2.03 x 1.66)

### Bedroom

10'8" x 11'0" (3.27 x 3.37)

### Bathroom

6'11" x 6'1" (2.11 x 1.87)

### Bedroom

13'2" x 13'11" (4.02 x 4.26)

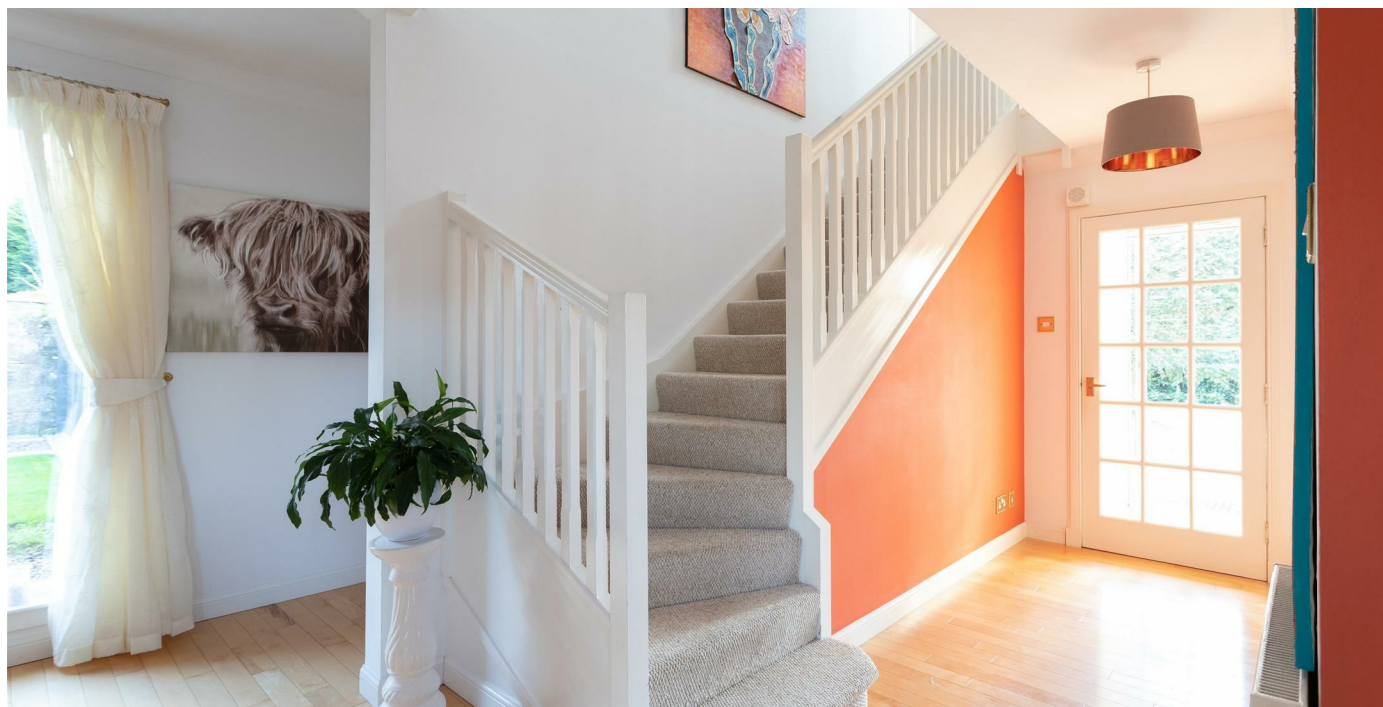
### Ensuite

4'7" x 8'0" (1.40 x 2.46)

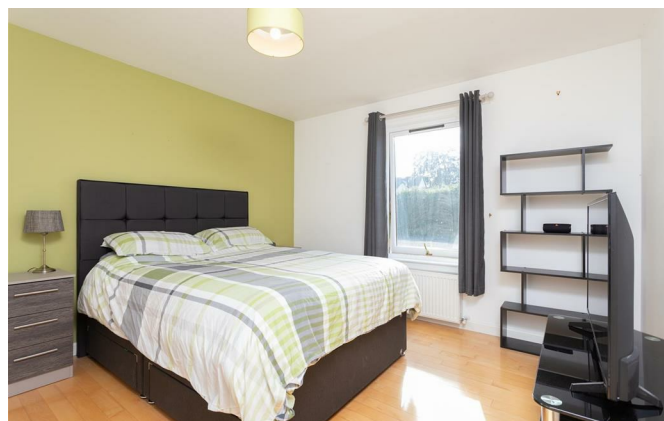
### Bedroom

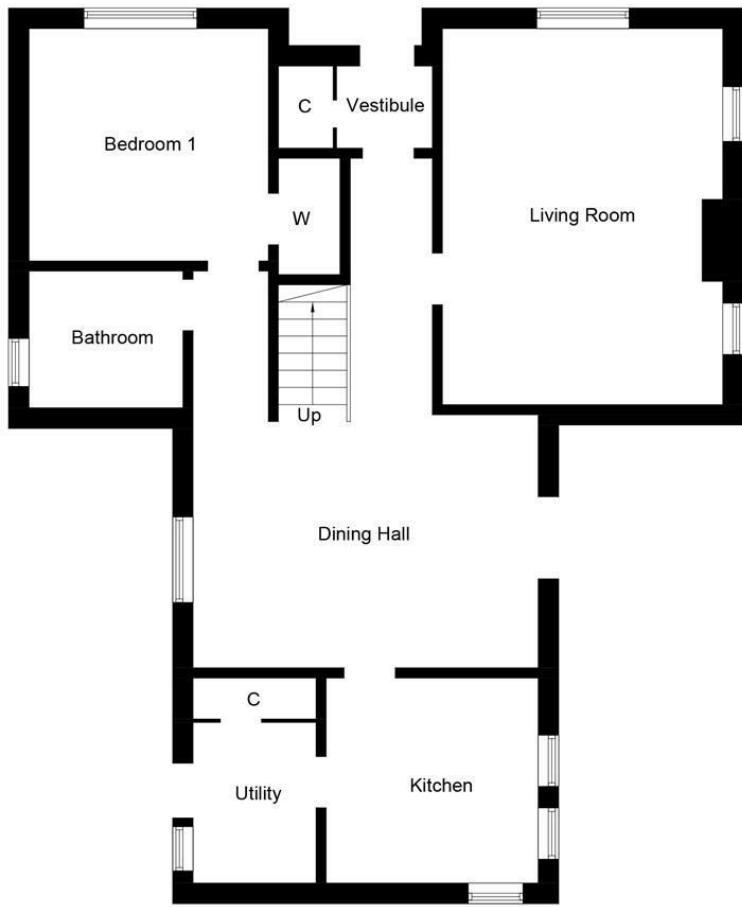
11'1" x 14'0" (3.39 x 4.27)



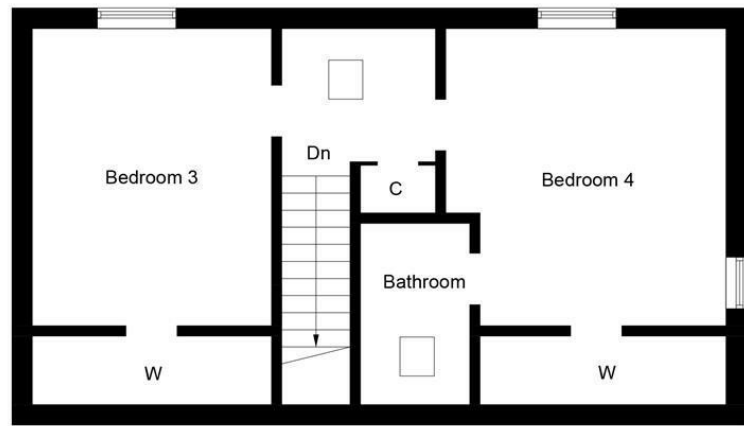


- Remarkable Detached Family Home
- Bright Sizable Lounge With Warm, Welcoming Open Fire Place
- Sprawling Garden
- Three Sizable Bedrooms & Master Ensuite
- Spacious Accommodation Throughout
- Beautiful Surroundings
- Generous Kitchen & Utility Room
- Large Private Driveway Suitable For Multiple Vehicles
- \*\* This property can be sold fully furnished \*\*

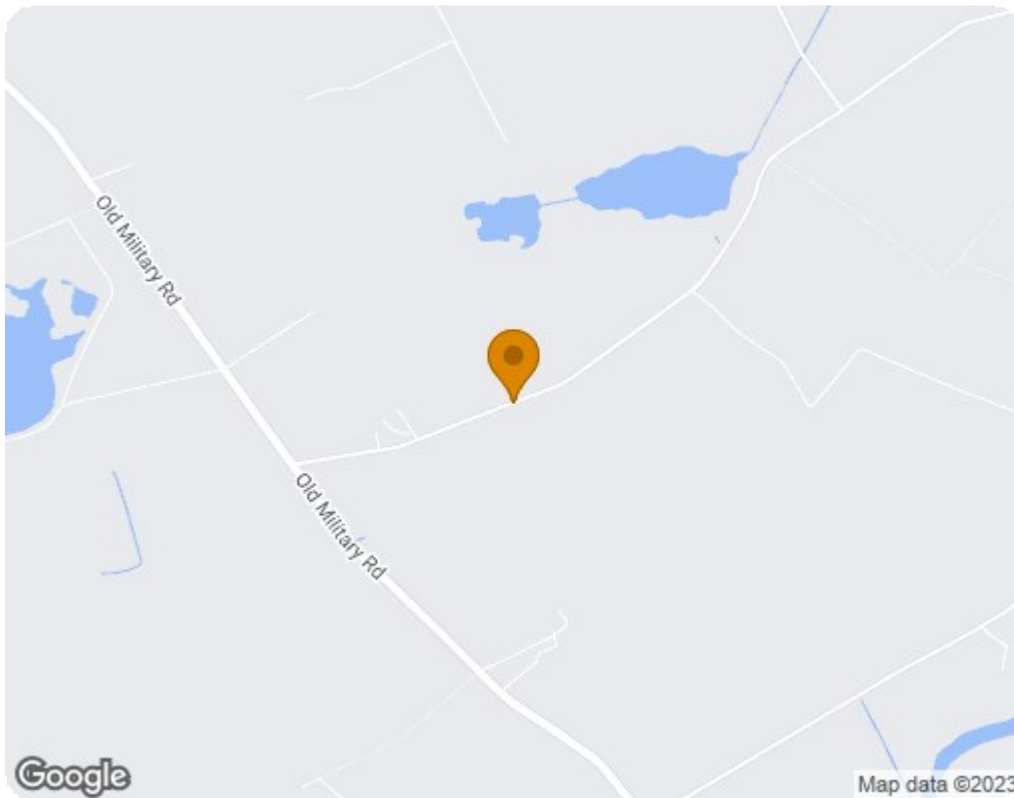




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC