



1 Marlee Gardens

Kinloch, Blairgowrie, PH10 6SD

Offers over £150,000



Rosie Fraser Real Estate is delighted to present this exceptional two-bedroom park home, finished to a modern standard, in the highly sought-after Marlee Gardens Residential Park.



Situated on a generous, elevated plot in the peaceful village of Kinloch, this beautifully presented home enjoys uninterrupted panoramic views across the Loch of Drumellie, offering an idyllic lifestyle for discerning buyers seeking tranquillity, comfort, and low-maintenance living.

The property occupies a generous corner plot and is accessed via a large driveway and stylish steps up to the entrance.

A vast lounge awaits you, with dual aspect windows ensuring the space is flooded with natural light. This room has exceptional space for soft furnishings, to your desire, and presents the perfect space to relax or entertain.

It flows seamlessly into a dining area and on to the modern, stylish kitchen that is well equipped with an integrated oven, microwave, hob, fan and fridge freezer. There is a convenient breakfast bar, ideal for enjoying a morning coffee.

The hallway is home to a generous vestibule, ideal for storing shoes, coats and cleaning appliances.

The impressive principal bedroom provides ample space for a double bed and benefits from a stylish walk-through wardrobe, leading to a well en-suite bathroom, equipped with a large walk in shower.

The second bedroom is a generous double with space for soft furnishings and beautiful double doors, flooding the space with light.

The family bathroom has been finished with luxury in mind, it comprises a large walk in rainfall shower, toilet and vanity unit, with a modern finish.

Externally, the home is surrounded by beautiful, low maintenance chips, in keeping with the colour and style of the home. There is a large driveway able to accommodate 3 vehicles and a paved rear patio area.

Further benefits include:

Exclusive pet-friendly residential park for the over-50s (site fees currently £203 per month at the time of listing).

Stunning views of surrounding landscapes.

UPVC double-glazed windows throughout.

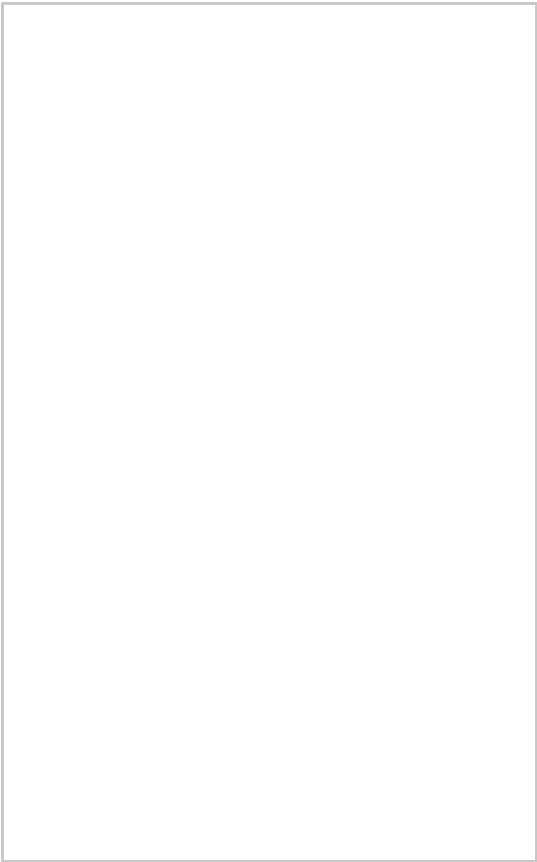
2020 combination boiler with regular service history.

Marlee Gardens Residential Park is an exclusive, beautifully maintained residential park for the over-50s, enjoying a peaceful lochside setting just minutes from Blairgowrie. Nestled beside the picturesque Marlee Loch and surrounded by mature woodland, the park offers a tranquil lifestyle within a friendly, established community. Combining the serenity of the Perthshire countryside with convenient access to local shops, healthcare, leisure facilities and excellent transport links, Marlee Gardens provides an exceptional opportunity to enjoy relaxed, low-maintenance living in one of Perthshire's most picturesque settings.

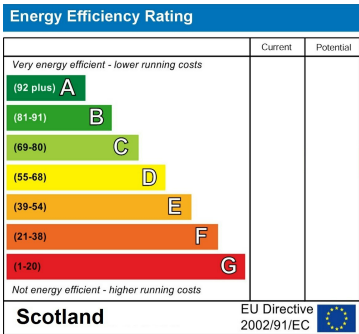
Area Map



Floor Plans



Energy Efficiency Graph



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