



# ROSIE FRASER

Real Estate



## 48 Marlee Gardens

Kinloch, Blairgowrie, PH10 6SD

Offers over £210,000



Rosie Fraser Real Estate is delighted to present this exceptional three-bedroom park home, finished to an outstanding standard and occupying one of the finest plots within 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 is approached via an impressive wraparound veranda, complete with both steps and a wheelchair-accessible ramp, leading into a spacious vestibule with excellent built-in storage.

At the heart of the home is a stunning open-plan living, dining and kitchen area, designed with both everyday living and entertaining in mind. The contemporary kitchen features a range of high-specification integrated appliances, while the generous dining area comfortably accommodates a large table and chairs. The bright and spacious lounge is enhanced by two sets of bi-fold doors opening onto the expansive veranda, seamlessly blending indoor and outdoor living while making the most of the spectacular loch views.

The impressive principal bedroom provides ample space for a king-size bed and benefits from a stylish walk-in wardrobe and a beautifully appointed en-suite bathroom. The second bedroom is a generous double with excellent fitted storage, while the third bedroom offers flexibility as either a comfortable double bedroom or an ideal home office.

The family bathroom has been thoughtfully renovated to create a luxurious, fully accessible wet room, featuring contemporary tiling and a choice of shower settings to provide a truly spa-inspired experience.

Externally, the home is surrounded by a beautifully finished contemporary veranda, offering multiple seating areas from which to enjoy the peaceful surroundings. Beyond, the generous garden has been designed for ease of maintenance with lawn, quartz chippings and attractive landscaping. As the largest and most private plot within the park, it enjoys an enviable position with uninterrupted views across the loch.

Further benefits include:

Six-person hot tub with integrated sound system and external solar shower.

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

Toshiba air conditioning system throughout with Wi-Fi controls.

Stunning uninterrupted loch views from a generous, landscaped plot with lawn, quartz chippings and water feature.

UPVC double-glazed windows throughout with reflective heat privacy glass.

LPG combi boiler with Hive smart heating controls.

Monoblock driveway providing parking for two vehicles, with additional visitor parking.

Large metal shed and Keter storage unit, both with power.

Blink video doorbell and external security camera system.

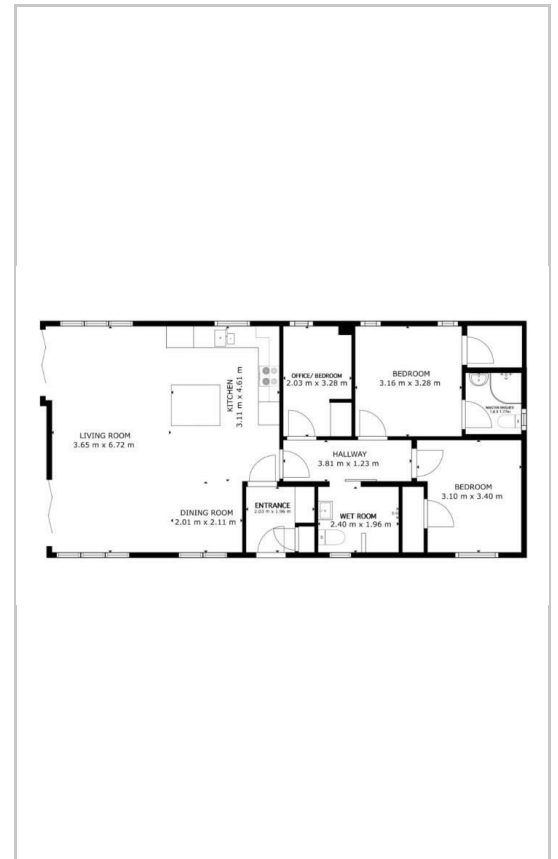
Accessibility adaptations including wheelchair-friendly ramps and wider internal doorways.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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