

# 5 Marlee Gardens

BLAIRGOWRIE, PERTSHIRE, PH10 6SD



*SETTLED IN A BEAUTIFUL LOCATION  
TWO DOUBLE BEDROOM PARK HOME*



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McEwan Fraser Legal are delighted to offer on to the open market this well presented park home situated in this sought-after site. This two double-bedroom park home offers a peaceful and convenient lifestyle in a secure and well-maintained community. The site benefits from a 24/7 CCTV security system and an on-site warden, ensuring a safe and friendly environment for residents. With tarmac roads and street lighting throughout, the site is easy to navigate, and pitch fees, currently set at £1,920 per annum, include water and sewage charges, reviewed yearly. Electricity is supplied by Scottish Power, and a private water supply is available. Sky TV, telephone, and internet connections can be set up as required.





THIS IMAGE HAS BEEN VIRTUALLY STAGED





The park home, with its sheltered position, is set on a larger-than-average plot, offering ample outdoor space and parking facilities. The parking area includes electric sockets and Calor gas cylinders for heating.

Inside, the home boasts a spacious L-shaped living and dining area, providing plenty of room for relaxation and entertaining. For convenience, there are two access points: one through the kitchen and another at the side of the home.





The kitchen is equipped with a range of base and eye-level units, a sink, and space for appliances, making it functional and practical. All kitchen appliances are included in the sale.







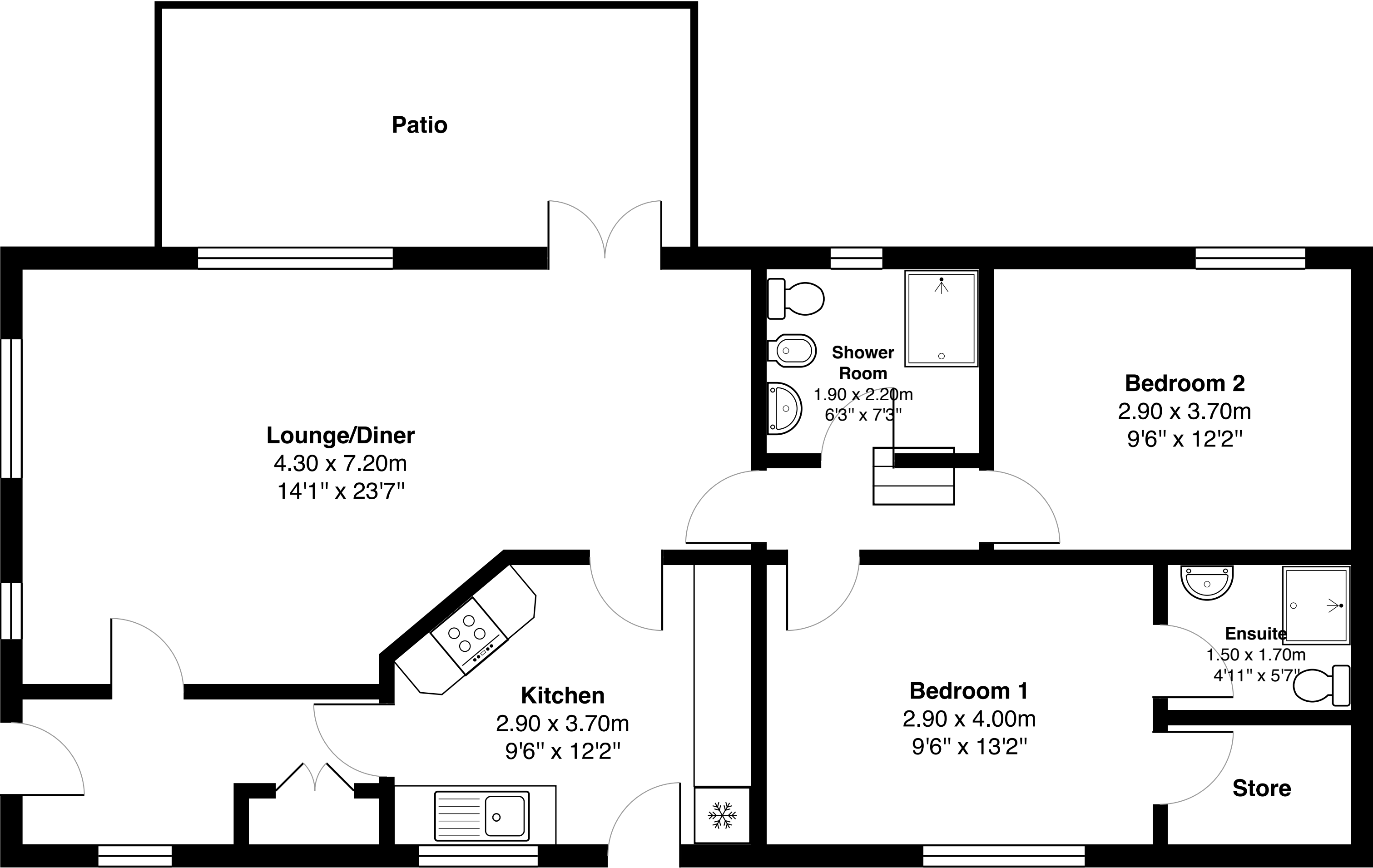


The master bedroom features an en-suite three-piece shower room and a walk-in wardrobe, offering privacy and ample storage. The second bedroom is also a double room, complete with a fitted wardrobe. The home has a second bathroom, a four-piece suite with an additional toilet, ensuring comfort and convenience for both residents and guests.













About the Development  
This exclusive over-50s residential community is nestled along the serene banks of Marlee Loch, surrounded by a tranquil stream and lush woodland brimming with wildlife, creating a picturesque setting for your new home. Located in Kinloch, just 1.8 miles from Blairgowrie, the park benefits from a convenient bus stop right at its entrance, connecting to Blairgowrie's reliable bus route. Blairgowrie offers a wide range of local amenities, including doctors, dentists, veterinary services, and supermarkets.

Both Dundee and Perth are easily accessible, just a 30-minute drive away or reachable by bus. Perfectly positioned for nature lovers, the park is close to the stunning Loch of the Lowes nature reserve (6 miles away), with Pitlochry, Cairngorms National Park, and the Angus Glens offering wonderful opportunities for day trips and countryside exploration.

- LOCAL AMENITIES**
- Bus Stop: At the park entrance
  - Supermarket: 2.3 miles
  - Medical Centre: 12 miles
  - Train Station: 18 miles







# McEwan Fraser Legal

Solicitors & Estate Agents

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