

MILLER GERRARD

Solicitors and Estate Agents



21 QUEENS AVENUE, BLAIRGOWRIE, PH10 6PG

A DELIGHTFUL TWO BED END TERRACED VILLA, PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT. LOCATED IN A POPULAR RESIDENTIAL AREA, PROVIDING EASY ACCESS TO BOTH PRIMARY AND SECONDARY SCHOOLS.

- ENTRANCE HALLWAY
- LIVING ROOM/DINING ROOM
- BATHROOM
- FRONT & REAR GARDENS
- DOUBLE GLAZING
- EPC RATING 'C'
- KITCHEN
- TWO DOUBLE BEDROOMS
- DRIVEWAY & GARAGE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £145,000

OFFERS OVER £145,000

Miller Gerrard are pleased to bring to the market this well maintained two bed end terraced villa, which is presented in excellent decorative order throughout, and located in a popular residential area, providing easy access to the local schools and amenities.

The property comprises entrance hallway, living room / dining room, kitchen, bathroom and two double bedrooms.

The property benefits from front and rear gardens, driveway for several vehicles, spacious garage, double glazing and gas central heating.

Entrance hallway gives access to the living/dining room and kitchen, with laminate flooring, two storage cupboards and stairs leading to first floor.

Kitchen: Glazed panel door, with high gloss tiled floor, wall mounted and floor fitted cabinets with contrasting work surfaces, stainless steel sink with window above overlooking the garden. Breakfast bar, washing machine and gas cooker with extractor above.

Living / Dining Room: Glazed panel door into the bright spacious living / dining room with double aspect windows, laminate flooring and wooden fire surround and electric fire.

Stairs with laminate flooring and carpeted edges lead to the first floor with half landing window and loft hatch.

Bedroom: Bright spacious double bedroom with window to the front of the property with laminate flooring and two built in wardrobes.

Bedroom: Bright spacious double bedroom with window to the rear of the property with laminate flooring and built in wardrobe.

Bathroom: Bath with over bath shower, WC, wash hand basin, fully tiled walls, built in storage cupboard, obscure glazed window and vinyl flooring.

Exterior: The rear of the property is laid to lawn with tarmac pathway and patio seating area, raised borders, shed, enclosed by fence and hedging. The front of the property is also laid to lawn with monoblock driveway to the side leading to the garage.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.













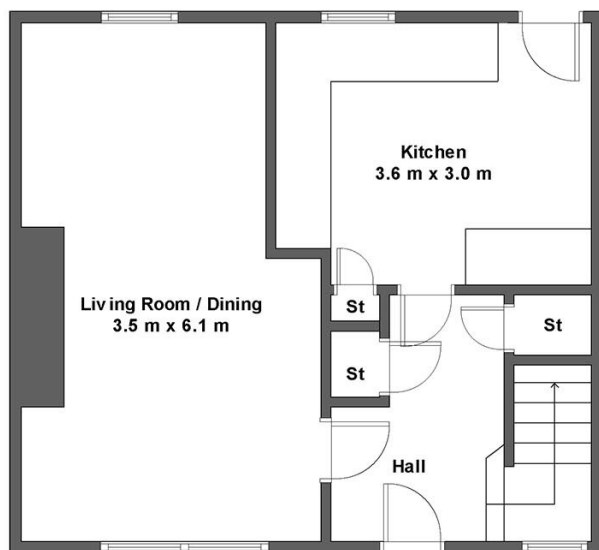




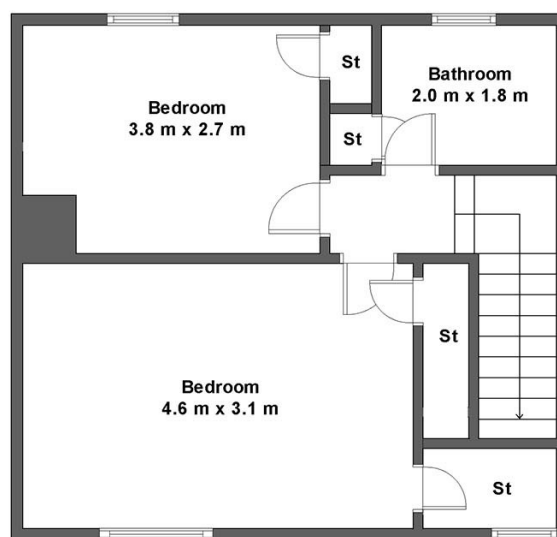




FLOOR PLAN



Ground Floor



First Floor

21 Queens Avenue, Blairgowrie PH10 6PG

Plan not to scale.
For illustrative purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM / DINING ROOM	3.50 X 6.10	KITCHEN	3.60 X 3.0
BEDROOM	4.60 X 3.10	BEDROOM	3.80 X 2.70
BATHROOM	2.0 X 1.80		

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 09:00 am to 5:00 pm.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE