

MILLER GERRARD

Solicitors and Estate Agents



15 ANN STREET, BLAIRGOWRIE, PH10 6EF

A DELIGHTFUL STONE BUILT TWO / THREE BED MID TERRACE COTTAGE. THIS UNIQUE PROPERTY IS IDEALLY LOCATED IN A QUIET AREA OF BLAIRGOWRIE A SHORT DISTANCE FROM ALL THE LOCAL FACILITIES AND AMENITIES.

- ENTRANCE HALLWAY
- FAMILY ROOM / DINING ROOM
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- EPC RATING 'E'
- LOUNGE / BEDROOM THREE
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £190,000

OFFERS OVER £180,000

Miller Gerrard are delighted to bring to the market this fabulous two bed mid terrace cottage. Ideally located in a quiet residential area of Blairgowrie providing easy access to all local amenities.

The property comprises entrance hallway, lounge / bedroom three, family room / dining room, kitchen, rear hallway, two double bedrooms and bathroom.

Benefiting from gas central heating, double glazing and spacious private rear garden.

The property is accessed via an enclosed front garden consisting of trees and shrubs with pathway leading to the front door.

Entrance hallway: Bright carpeted hallway and staircase leading to the first floor accommodation.

Lounge / Bedroom Three: Spacious, carpeted lounge with front facing window, wooden fire surround with shelved alcove and coving.

Family Room / Dining Room: Large carpeted family room with front facing window, wooden fire surround with electric fire and tiled hearth, shelved alcove and coving.

Kitchen: With vinyl flooring, floor fitted cabinets with contrasting work surfaces, double aspect windows overlooking the garden and hills beyond, stainless steel sink, space for cooker, washing machine and fridge.

Rear Hallway: Accessed off the kitchen, with pantry cupboard and half glazed door to rear garden.

Bedroom One: Front facing spacious carpeted double bedroom with dormer window and built in wardrobe.

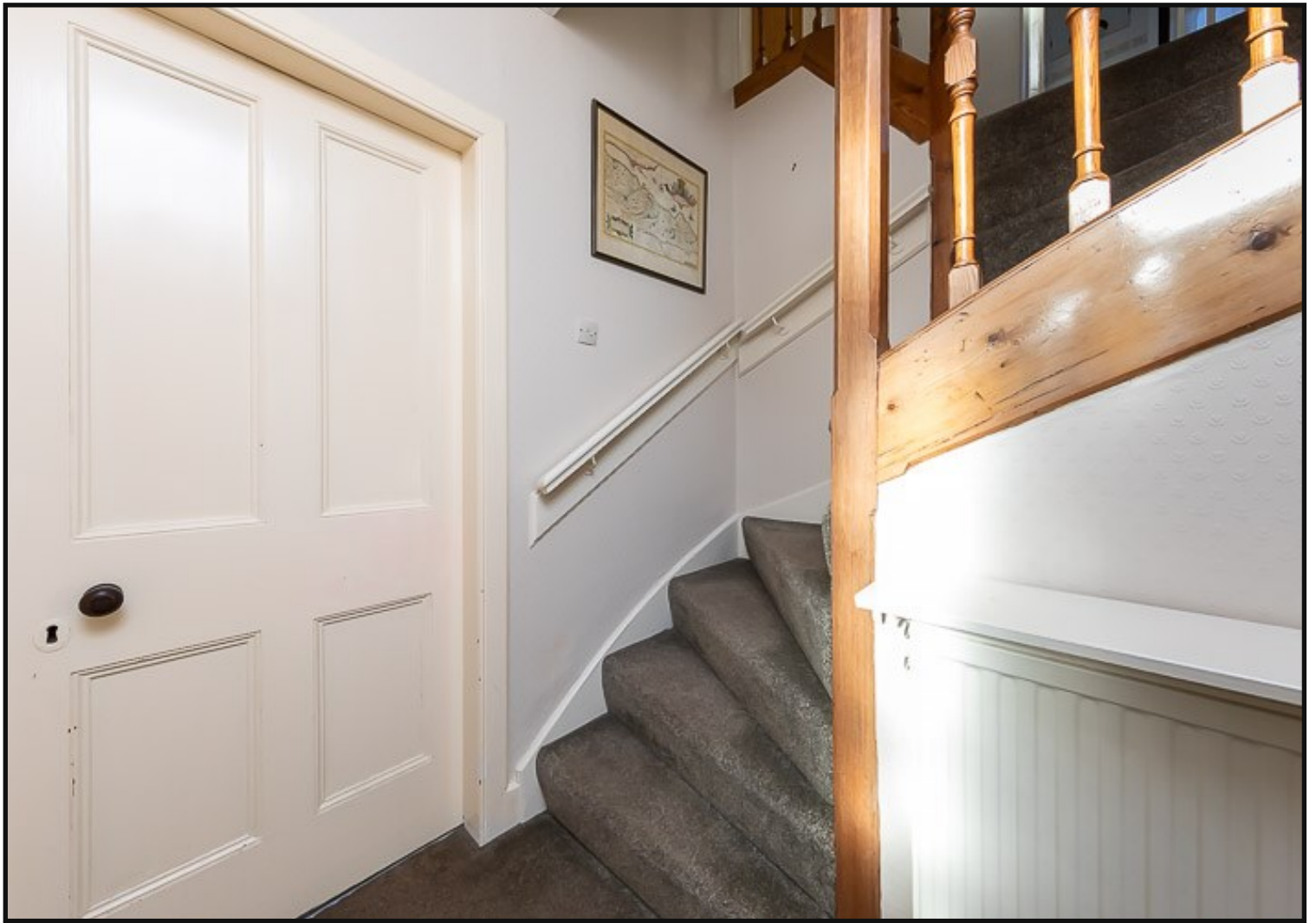
Bedroom Two: Front facing spacious carpeted double bedroom with dormer window and built in cupboard.

Bathroom: To the rear of the property comprising bath with over bath shower, wash hand basin, WC, vinyl flooring, fully tiled walls and two obscure glazed windows.

Exterior: Generous sized private garden with paved pathway and gravel leading to lawn and drying area, summerhouse and garden shed. The garden is fenced in with trees and shrubs, giving access to the garden room at the rear of the property, which could be an ideal home office.

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.













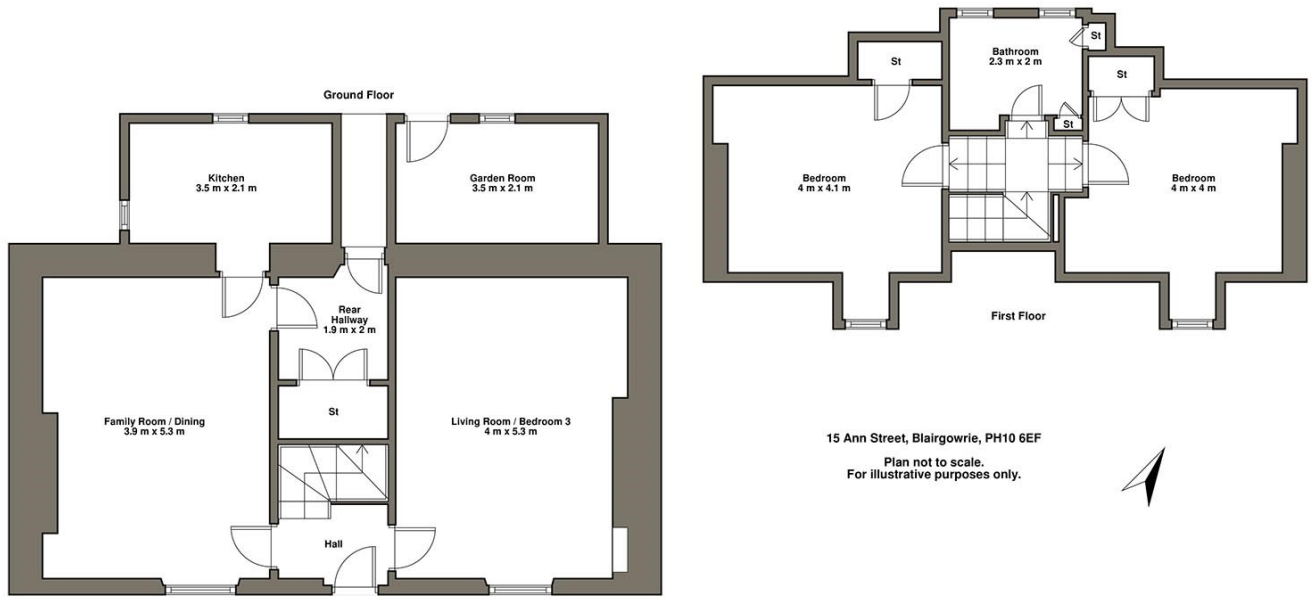








FLOOR PLAN



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 / BEDROOM 3	4.0 X 5.30	FAMILY ROOM / DINING ROOM	3.90 X 5.30
KITCHEN	3.50 X 2.10	REAR HALLWAY	1.90 X 2.0
GARDEN ROOM	3.50 X 2.10	BEDROOM	4.0 X 4.10
BEDROOM	4.0 X 4.0	BATHROOM	2.30 X 2.0

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The Studio,
13 High Street,
Blairgowrie,
PH10 6ET

Tel: 01250 873468 Fax: 01250 875257
www.millergerrard.co.uk



Zoopla

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