

# MILLER GERRARD

Solicitors and Estate Agents



**11 HAWTHORN PLACE, BLAIRGOWRIE, PH10 6UP**

**A BEAUTIFUL AND IMMACULATELY PRESENTED SPACIOUS FOUR BED DETACHED VILLA. SITUATED IN A SOUGHT AFTER PEACEFUL RESIDENTIAL AREA OF BLAIRGOWRIE A SHORT DISTANCE FROM BOTH PRIMARY AND SECONDARY SCHOOLS**

- ENTRANCE HALLWAY
- KITCHEN / DINING ROOM
- CLOAKROOM
- THREE FURTHER BEDROOMS
- GARAGE & GARDENS
- EPC RATING 'C'
- LIVING / DINING ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- COUNCIL TAX BAND 'F'
- HOME REPORT VALUE £300,000

**OFFERS OVER £300,000**

Miller Gerrard are delighted to bring to the market this delightful four bed detached villa, in move in condition located in a sought after residential area of Blairgowrie.

The property comprises entrance hallway, dining kitchen, utility room, living / dining room, cloakroom, master bedroom with en-suite, three further double bedrooms and family bathroom.

The property benefits from double glazing, gas central heating, driveway for several vehicles, garage, spacious private garden and CCTV system.

There is a large mono blocked driveway to the front for several vehicles giving access to the garage and front door of the property.

**Entrance Hallway:** Bright hallway with wood flooring giving access to all downstairs accommodation and carpeted stairs to the first floor.

**Living / Dining Room:** Large open plan living / dining room with double aspect bay windows fitted with curtains and blinds, fitted carpet and coving. Access to kitchen from the dining room.

**Dining Kitchen:** A bright and spacious kitchen with tiled flooring, fitted with a range of both base and wall mounted kitchen cabinets with contrasting work surfaces, electric hob with extractor fan above, eye level grill and oven, integrated dishwasher and fridge, stainless steel sink with window above, overlooking the garden, breakfast bar, patio door to garden and door to utility room.

**Utility Room:** With tiled floor, base fitted cabinets with contrasting worktops, stainless steel sink, space for fridge freezer, washing machine and tumble drier, back door to the garden and access door to the garage.

**WC Cloakroom:** With wood flooring, WC, wash hand basin with tiled splash back and obscure glazed window with blind and curtain.

**Master bedroom:** Spacious bright master bedroom with fitted carpet, window with blinds and curtains to the front of the property, large fitted wardrobes and en-suite comprising of large walk in shower with wet wall around, fitted vanity unit with wash hand basin and WC and a large shelved linen cupboard.

**Bedroom Two:** To the rear of the property, currently being used as a home office, with fitted carpet and window with blinds and curtains.

**Bedroom Three:** Also located at the rear of the property with fitted carpet, window overlooking the garden and double fitted wardrobe.

**Bedroom Four:** With fitted carpet, window to the front of the property with curtains and blinds and fitted wardrobe.

**Family Bathroom:** With tiled floor, jacuzzi bath with shower over and wet wall around, fitted vanity unit with wash hand basin and WC, obscure glazed window with blind.

The upper hallway has a shelved storage cupboard and access hatch to the fully floored attic space.

**Exterior:** The garden sweeps around the both sides and the rear of the property, fenced in with hedges, patio seating area, laid to lawn with wooden shed and drying area.

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 centre, 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.













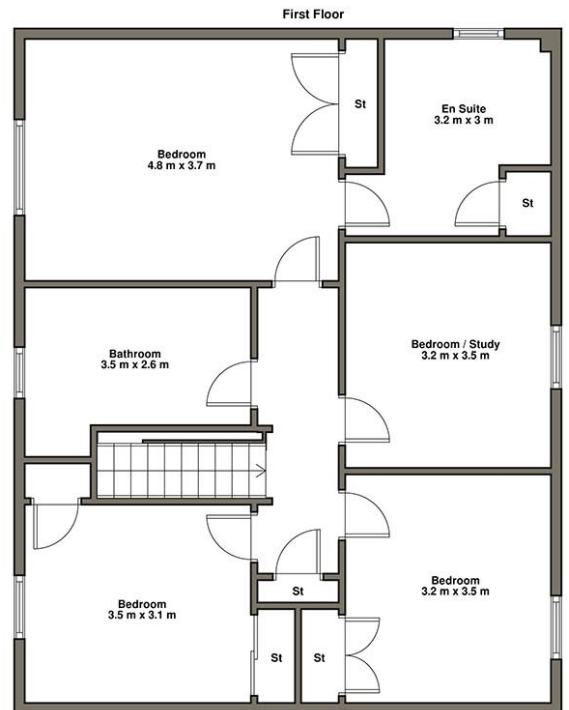
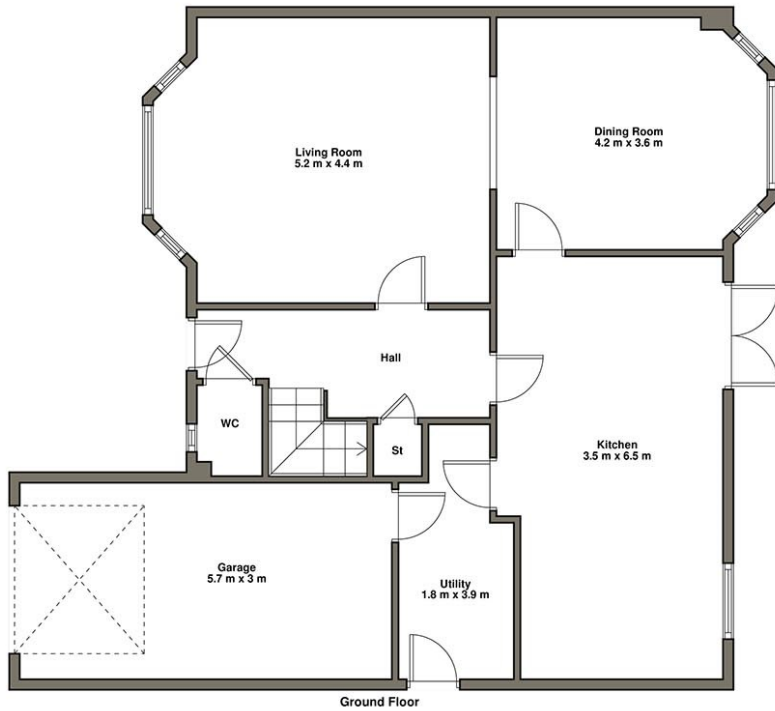








# FLOOR PLAN



11 Hawthorn Place, Blairgowrie, PH10 6UP

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	5.20 x 4.40	DINING ROOM	4.20 X 3.60
KITCHEN	3.50 X 6.50	UTILITY	1.80 X 3.90
MASTER BEDROOM	4.80 X 3.70	BEDROOM TWO	3.20 X 3.50
BEDROOM THREE	3.20 X 3.50	BEDROOM FOUR	3.50 X 3.10
BATHROOM	4.80 X 3.70	GARAGE	5.70 X 3.0

## MILLER GERRARD

Solicitors and Estate Agents

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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**