

# MILLER GERRARD

Solicitors and Estate Agents



## HAZELBANK, SOUTH STREET, BURRELTON, PH13 9PE

A DELIGHTFUL THREE / FOUR BED MID TERRACED COTTAGE WITH LARGE GARDEN SITUATED IN THE QUIET AND SOUGHT AFTER VILLAGE OF BURRELTON. THE PROPERTY IS IDEALLY LOCATED PROVIDING EASY ACCESS TO THE LOCAL AMENITIES.

- ENTRANCE HALLWAY
- KITCHEN
- THREE BEDROOMS
- GARDEN
- GAS CENTRAL HEATING
- EPC RATING 'D'
- LIVING ROOM
- DINING ROOM / BED 4
- FAMILY BATHROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £200,000

**OFFERS OVER £200,000**

Hazelbank is a bright and spacious mid terraced three / four bed cottage with large garden, in the popular and sought after village of Burrelton.

The property comprises of entrance hallway, lounge, kitchen, dining room / bedroom four, family bathroom, master bedroom with en-suite WC, further double bedroom and a single bedroom .

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

The property enters into the spacious hallway with wooden flooring and storage cupboard.

Living Room: Spacious living room with wooden flooring, front facing window, wooden feature fireplace and door to access stairs and rear vestibule to garden area.

Kitchen: With a selection of base and wall hung cabinets, integrated fridge freezer, space for washing machine and electric cooker with extractor fan above, stainless steel sink and window to the front of the property and cushion flooring.

Dining Room / Bedroom Four: Bright and spacious room with laminate flooring and window to rear overlooking the garden.

Family Bathroom: Comprising WC, wash hand basin, free standing shower and bath with tiling around, obscure glazed window to the rear of the property.

Carpeted stairs giving access to the first floor accommodation. The upper hallway is carpeted and has a large walk in storage cupboard housing the boiler.

Master Bedroom: A spacious double bedroom with laminate flooring, window to the front of the property and en-suite comprising of WC and wash hand basin with tiled splash back.

Bedroom Two: Bright double bedroom with dual aspect windows, to the front and rear of the property and loft access hatch.

Bedroom Three: Single bedroom with wood flooring and Velux Window.

There is a rear staircase and vestibule off the living room with leads to the garden.

Exterior: Upon exiting the back door there is a raised concrete patio area with greenhouse, steps down to the spacious lawn area, with flower borders, fenced in for privacy with the burn running along the bottom of the garden

Burrelton is a small and friendly village located in Perth & Kinross, which is also joined onto another small village, Woodside. The local amenities include a primary school, church, a village shop, and butcher and village hall. The larger town of Coupar Angus is approximately 3 miles away, and has a wider range of amenities including a health centre, small supermarket, post office and fuel station. Perth is 10 miles and Dundee is 18 miles, with both offering a much more comprehensive range of professional services, national retailers and leisure facilities.





























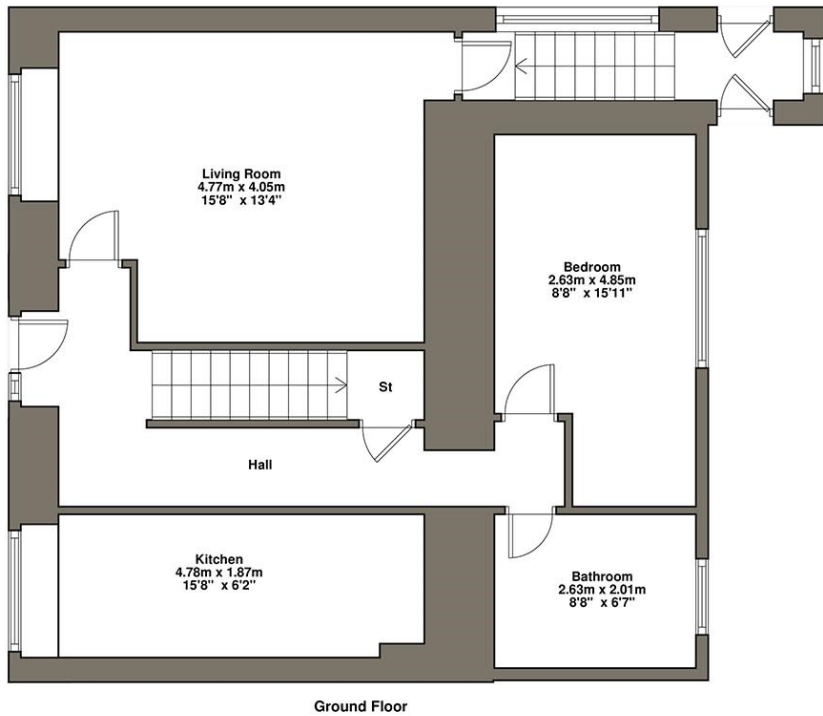




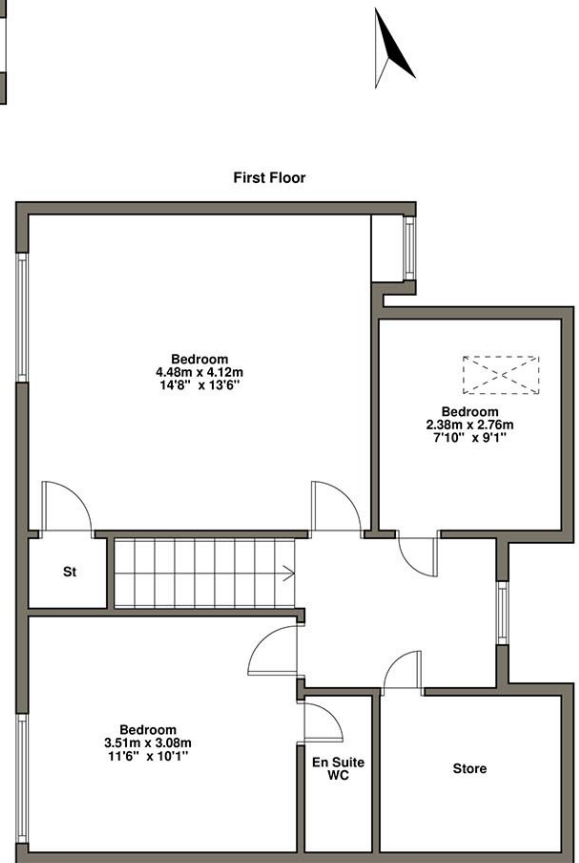




# FLOOR PLAN



Ground Floor



First Floor

Hazelbank, South Street, Burrelton, PH13 9PE

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             | 4.77 X 4.05 | KITCHEN  | 4.78 X 1.87 |
| BEDROOM 4 / DINING ROOM | 2.63 X 4.85 | BATHROOM | 2.63 X 2.01 |
| BEDROOM                 | 4.48 X 4.12 | BEDROOM  | 3.51 X 3.08 |
| BEDROOM                 | 2.38 X 2.76 |          |             |

## MILLER GERRARD

Solicitors and Estate Agents

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

Tel: 01250 873468 Fax: 01250 875257

[www.millergerrard.co.uk](http://www.millergerrard.co.uk)



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**