

MILLER GERRARD

Solicitors and Estate Agents



16A EMMA STREET, BLAIRGOWRIE, PH10 6NT

A FABULOUS OPPORTUNITY TO PURCHASE THIS WELL PROPORTIONED ONE BED GROUND FLOOR APARTMENT, WHICH IS IDEALLY LOCATED PROVIDING EASY ACCESS TO ALL LOCAL AMENITIES.

- LIVING ROOM / KITCHEN / DINING
- SHOWER ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £55,000
- BEDROOM
- GAS CENTRAL HEATING
- PARKING & GARDEN
- EPC RATING 'C'

OFFERS OVER £55,000

A generously proportioned ground floor one bed apartment, ideally located providing easy access to all local amenities.

The property comprises open plan kitchen / living room, double bedroom and shower room.

The property benefits from gas central heating, double glazing, shared garden and off street residents parking.

Access is from the rear courtyard where there is off street parking, a communal lawn and drying area, which benefits from a good amount of privacy and sunshine. An area of private ground is also at entrance of the property which is ideal for private seating area.

The property enters directly into the open plan living room area with wooden floor. The kitchen area comprises a range of both base and wall mounted kitchen cabinets with contrasting work surfaces and tiling behind. There is a stainless steel sink with mixer tap, electric hob with oven below and extractor above, space for under counter fridge and washing machine.

Bedroom: Spacious bright double bedroom with fitted carpet, built in wardrobe and large window front facing window with wood cladding and decorative shutters.

Shower Room: Comprising wooden floor, WC, wash hand basin freestanding shower unit.

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.





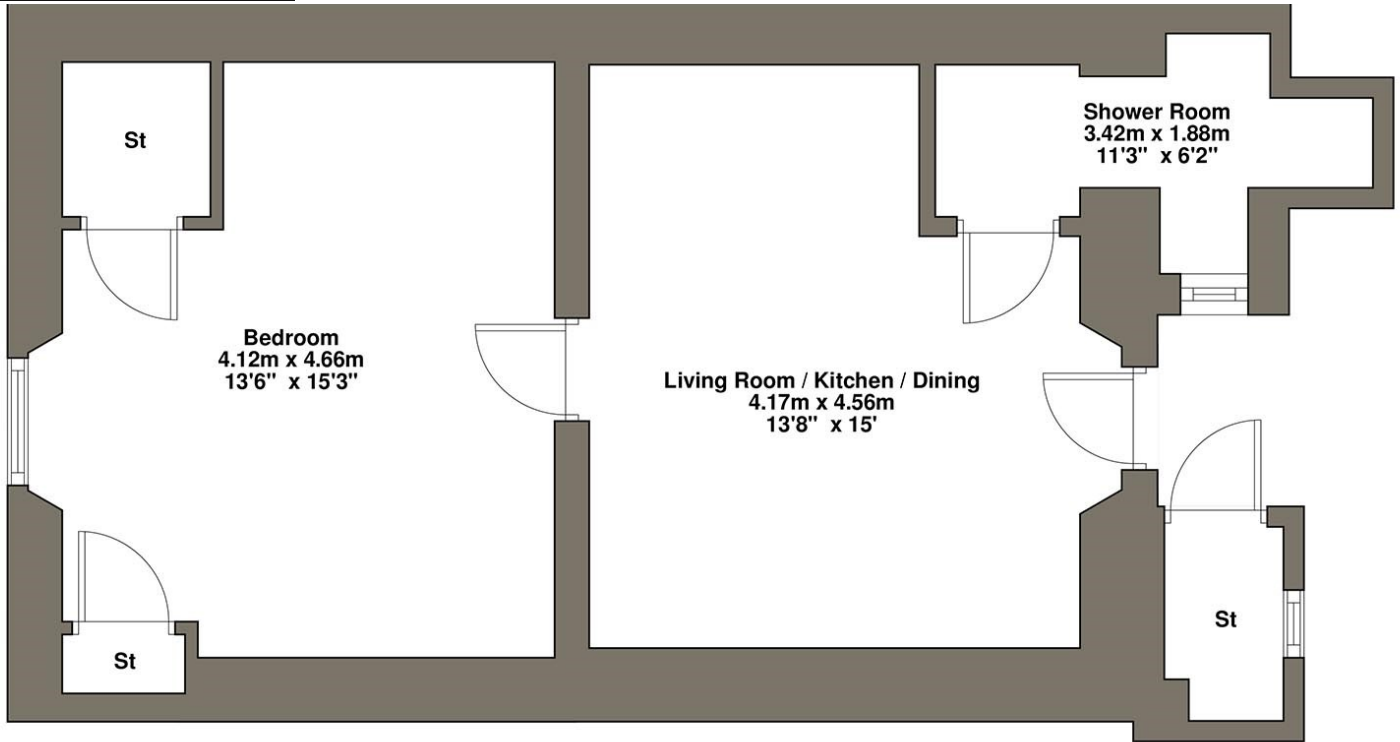








FLOOR PLAN



16A Emma Street, Blairgowrie, PH10 6NT

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 / KITCHEN / DINING	4.17 X 4.56	BEDROOM	4.12 X 4.66
SHOWER ROOM	3.42 X 1.68		

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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