

MILLER GERRARD

Solicitors and Estate Agents



65 WEST GEORGE STREET, BLAIRGOWRIE, PH10 6DZ

A SPACIOUS TWO BED FIRST FLOOR MAISONETTE FLAT IN NEED OF UPGRADING, LOCATED IN A POPULAR RESIDENTIAL AREA OF BLAIRGOWRIE, WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND ALL LOCAL AMENITIES.

- ENTRANCE HALLWAY
- KITCHEN
- BATHROOM
- EPC RATING ' E'
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £70,000

OFFERS OVER £60,000

A spacious two bed maisonette flat located within walking distance of the town centre in need of upgrading.

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

Benefitting from gas central heating, double glazing and garden area.

The property is accessed via concrete steps to the rear of the building leading to the main entrance. The entrance hallway has tiled flooring and storage cupboard with shelving.

Kitchen: With tiled flooring, floor fitted and wall mounted cabinets, gas hob with electric oven below, space for washing machine and undercounter fridge. Stainless steel sink and drainer with large window above overlooking the garden.

Living Room: Located to the front of the property the living room is spacious, with shelved alcove, and large storage cupboard.

Bedroom One: Large bright double bedroom with two windows overlooking the rear garden and walk in cupboard with Velux window.

Bedroom Two: Double bedroom located to the front of the property with laminate flooring and deep window seat.

Exterior: There is a private section of garden to the rear of the property that is laid to lawn.

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.







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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