

# MILLER GERRARD

Solicitors and Estate Agents



**30A SMITHFIELD CRESCENT, BLAIRGOWRIE, PH10 6UD**

**AN ATTRACTIVE AND WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW, WITH DRIVEWAY, GARAGE AND IMMACULATELY KEPT GARDENS LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA.**

- ENTRANCE HALLWAY
- KITCHEN
- BATHROOM
- FRONT & REAR GARDENS
- DOUBLE GLAZING
- EPC RATING 'C'
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- DRIVEWAY & GARAGE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £170,000

**OFFERS OVER £170,000**

Miller Gerrard are delighted to bring this well presented two bedroom semi-detached bungalow to the market.

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

The property benefits from driveway, garage, front and rear gardens, gas central heating and double glazing.

Living Room: Bright spacious living room with large window to the front, wood panel ceiling and spotlights.

Kitchen: Fitted with a range of base and wall units, under counter fridge and washing machine, gas hob with electric oven below and space for a small table and chairs.

Bedroom One: Bright double bedroom located at the rear of the property, built-in wardrobes with mirror sliding doors.

Bedroom Two: Spacious double room with window overlooking the garden and built-in wardrobes.

Bathroom: A three-piece white bathroom suite comprising WC, wash hand basin and bath.

Exterior: The front of the property is laid to lawn, enclosed by hedgerow with paved path to front door. There is a spacious gravel drive for several vehicles to the side of the property and access to the garage. The rear garden is enclosed by wooden fencing and is laid to lawn with flower borders. There is also a decked seating area at the rear of the garage.

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.

















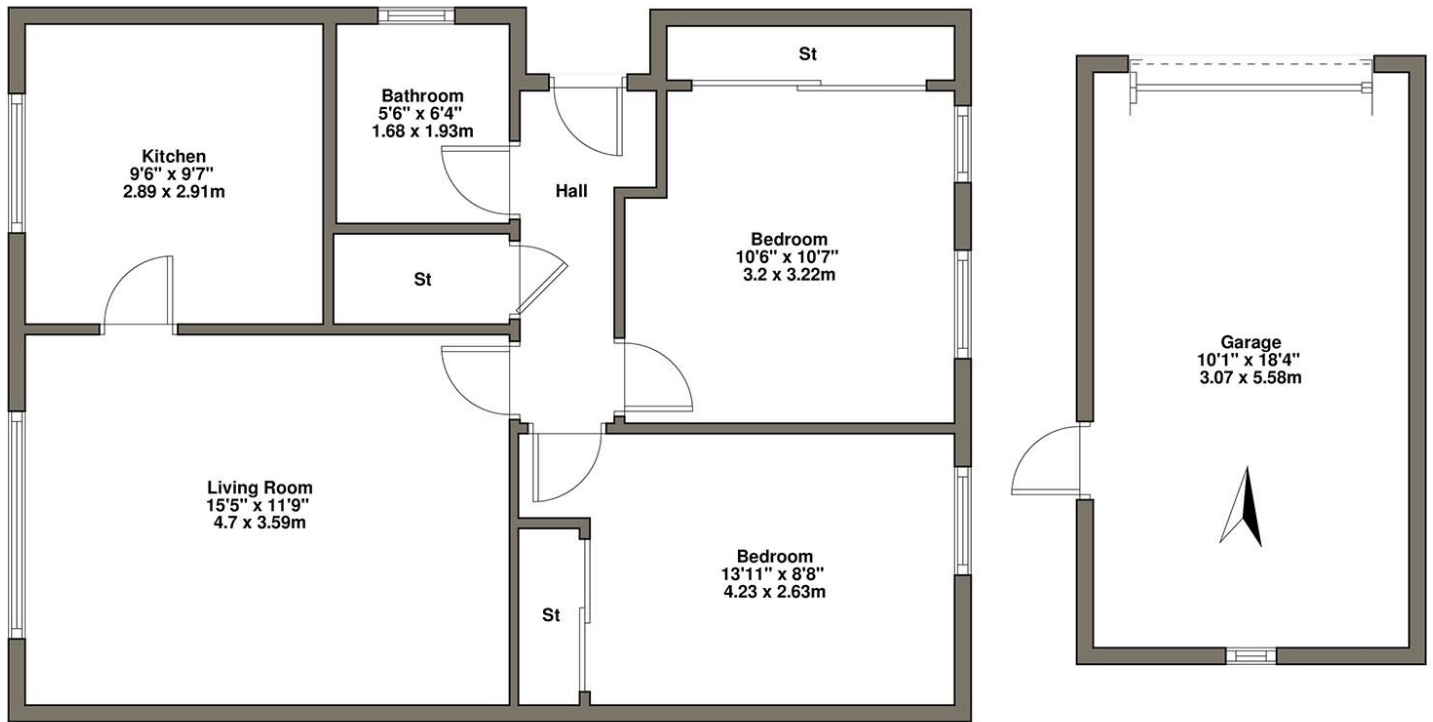








# FLOOR PLAN



30A Smithfield Crescent, Blairgowrie, PH10 6UD

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	4.7 x 3.59	KITCHEN	2.89 x 2.91
BEDROOM	4.23 x 2.63	BEDROOM	3.2 x 3.22
BATHROOM	1.68 x 1.93	GARAGE	3.07 x 5.58

## 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**