

# MILLER GERRARD

Solicitors and Estate Agents



## **SYLVAN, COUPAR ANGUS ROAD, BLAIRGOWRIE, PH10 6LT**

**A SPACIOUS FOUR BED DETACHED VILLA, WITH PRIVATE DRIVEWAY AND GARDENS, LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA.**

- ENTRANCE VESTIBULE
- KITCHEN / DINING ROOM
- LIVING ROOM
- FOUR BEDROOMS
- UPSTAIRS LIVING ROOM
- FAMILY BATHROOM
- DRIVEWAY, GARAGE & WORKSHOP
- EPC RATING 'D'
- HALLWAY
- UTILITY
- SUN ROOM
- TWO EN-SUITE
- STUDIO / OFFICE
- PRIVATE GARDENS
- COUNCIL TAX BAND 'G'
- HOME REPORT VALUE £350,000

**OFFERS IN THE REGION OF £330,000**

Miller Gerrard are delighted to bring to the market this spacious four bedroom detached villa with large driveway for multiple vehicles, garage and private gardens, located on the edge of Blairgowrie in a highly desirable and peaceful residential area.

The property comprises entrance vestibule, hallway, dining kitchen, utility, living room, sun room, four bedrooms, two with en-suite, large upstairs living room and studio / office. Benefitting from gas central heating, double glazing, large driveway, garage, workshop and spacious private gardens. This property has potential to provide dual accommodation.

**Dining Kitchen:** A bright kitchen with a range of floor fitted and wall mounted cabinets, gas cooker, space for fridge freezer, stainless steel sink, dual aspect windows with ample space for dining table and chairs.

**Utility:** A good sized utility with floor fitted cabinets, stainless steel sink, washing machine, space for tumble dryer, under counter fridge, freezer and door to access back garden.

**Living Room:** Spacious living room with feature brick fireplace and large picture window to the rear garden, ample space for table and chairs and patio doors to sun room which is a cosy bright room with views of the gardens and fields beyond with patio doors to the front.

**Bedroom One:** A large double bedroom with built in wardrobes, window to the rear, overlooking the garden and en-suite comprising WC, wash hand basin and walk in shower unit.

**Bedroom Two:** Located at the front of the property a double bedroom with built-in wardrobes with sliding doors.

**Bedroom Three:** Single bedroom with window overlooking the front garden.

**Upstairs Living Room:** This second living room is a fantastic space, large open room with storage cupboard, Velux window to the rear and large picture window to the front allowing plenty of natural light in.

**Studio / Office:** Located just off the living room this is a good sized work room with Velux window and eaves storage.

**Bedroom four:** A large double bedroom with Velux and large picture windows providing fantastic views over the fields and beyond with en-suite comprising white three piece suite, WC, wash hand basin and walk in shower unit.

**Exterior:** The front of the property has a large driveway with lawn area, mature trees and hedging to the side, leading to the parking area for several vehicles. The vast, secluded and private gardens wrap around the property enclosed by hedgerow and mature trees, mainly laid to lawn with paved path.

**Garage & Workshop:** A double garage with up and over door and workshop to the rear with window and rear access door.

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.















































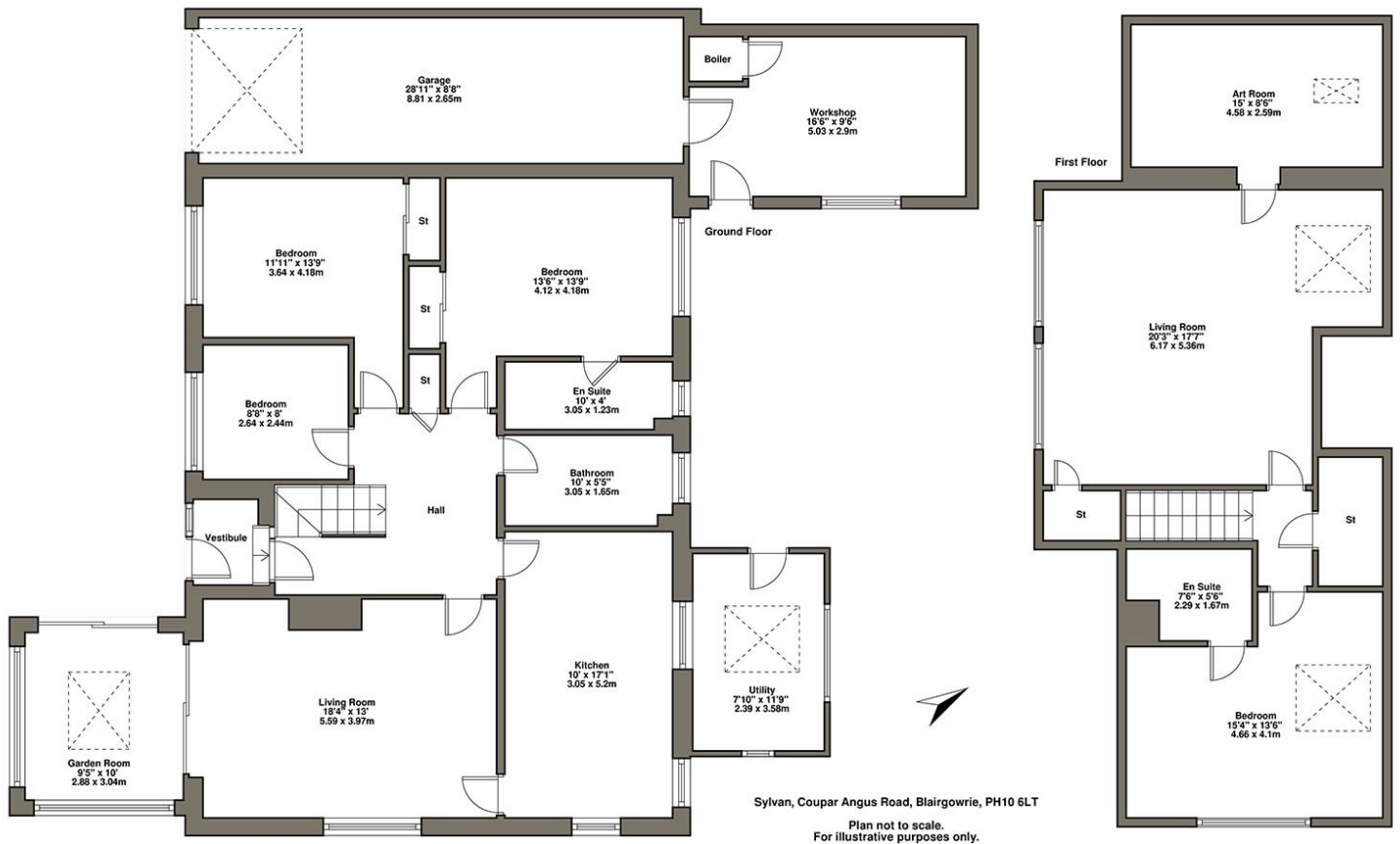








# FLOOR PLAN



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)
KITCHEN / DINING ROOM	3.05 X 5.2	UTILITY	2.39 X 3.58
LIVING ROOM	5.59 X 3.97	GARDEN ROOM	2.88 X 3.04
BEDROOM ONE	4.12 X 4.18	EN SUITE	3.05 X 1.23
BEDROOM TWO	3.64 X 4.18	BEDROOM THREE	2.64 X 2.44
UPSTAIRS LIVING ROOM	6.17 X 5.36	ART ROOM	4.58 X 2.59
BEDROOM FOUR	4.66 X 4.1	EN SUITE	2.29 X 1.67
GARAGE	8.81 X 2.65	WORKSHOP	5.03 X 2.9

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

Tel: 01250 873468 Fax: 01250 875257



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**