

# MILLER GERRARD

Solicitors and Estate Agents



**CRAIGELLEN, WEST GEORGE STREET, BLAIRGOWRIE, PH10 6DZ**

**A DELIGHTFUL TWO BED SEMI-DETACHED COTTAGE, WITH DRIVEWAY AND SPACIOUS GARDEN. IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND ALL LOCAL AMENITIES.**

- ENTRANCE VESTIBULE
- DINING KITCHEN
- SHOWER ROOM
- GARDENS
- DOUBLE GLAZING
- EPC RATING 'D'
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- DRIVEWAY
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £165,000

**OFFERS OVER £165,000**

Miller Gerrard are delighted to bring Craigellen to the market. This two bed semi-detached cottage offers well-proportioned accommodation and is ideally located within walking distance of the town centre.

The property comprises entrance vestibule, hallway, living room, dining kitchen, two double bedrooms and shower room

The property benefits from driveway, with shared access, private parking, garden, gas central heating and double glazing.

Entrance vestibule leading into the hallway which provides access to all accommodation.

Living Room: A bright living room located at the front of the property with feature fireplace with wooden surround and window with storage cupboard below.

Dining Kitchen: With floor fitted and wall mounted cabinets, electric cooker with extractor above, washing machine, stainless steel sink, dual aspect windows and ample space for table and chairs.

Bedroom One: A spacious bedroom with fitted wardrobe and window to the front of the property.

Bedroom Two: Located at the front of the property with fitted wardrobes and loft access hatch.

Shower Room: White three piece suite comprising WC, wash hand basin and shower enclosure with window to the rear garden.

Exterior: A shared access driveway leads to the rear of the property where there is a gravel driveway, enclosed by wooden gate and fencing. Steps lead to the raised level of garden which is laid in gravel with shrub and flower borders and enclosed by fencing

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.















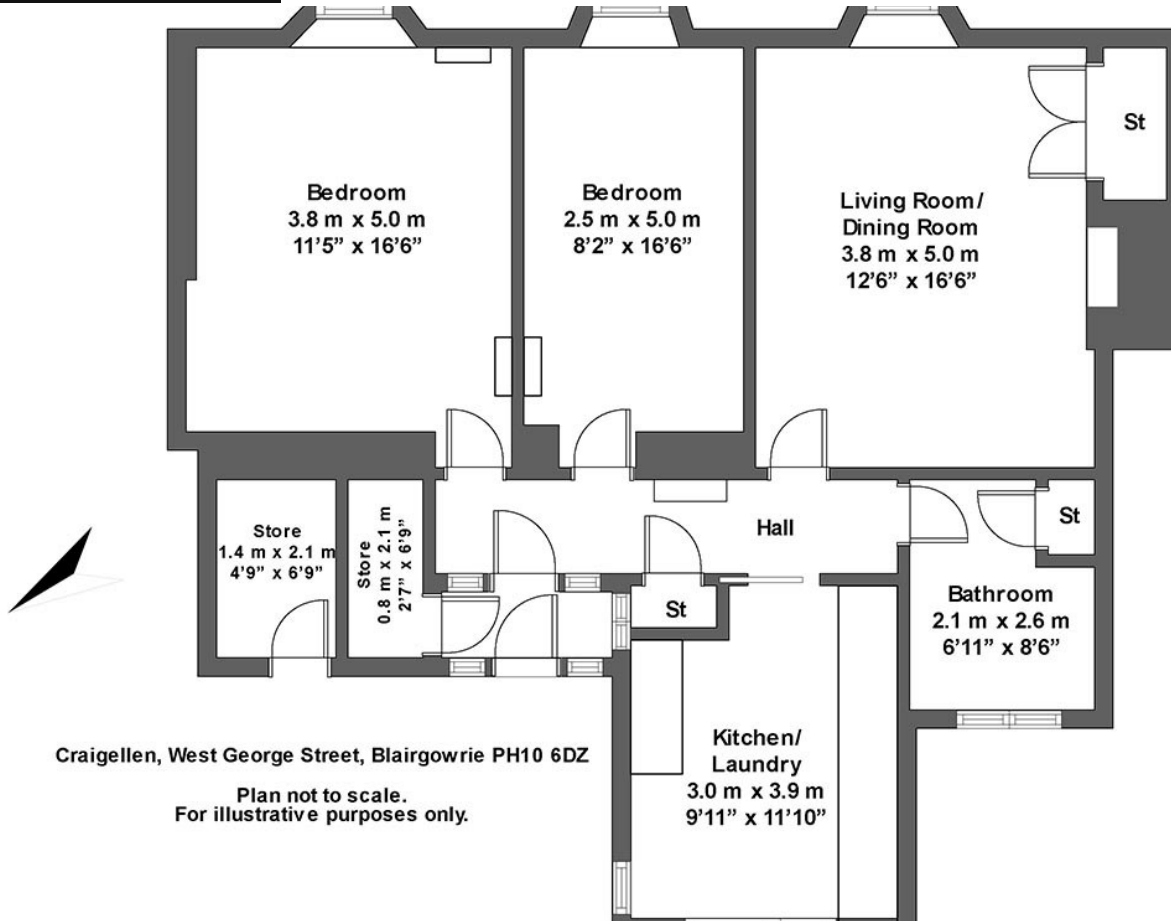








## FLOOR PLAN



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)
LIVING ROOM	12.6 X 16.6	DINING KITCHEN	9.11 X 1.10
BEDROOM ONE	11.5 X 16.6	BEDROOM TWO	8.2 X 16.6
SHOWER ROOM	6.11 X 8.6		

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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**