

MILLER GERRARD

Solicitors and Estate Agents



60 WHITELOCH AVENUE, CARSIE, BLAIRGOWRIE PH10 6QD

A CHARMING ONE BED SEMI-DETACHED BUNGALOW, LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF CARSIE. THIS DELIGHTFUL PROPERTY IS PERFECTLY PLACED PROVIDING UNINTERRUPTED VIEWS OF THE SURROUNDING COUNTRYSIDE.

- FRONT PORCH
- KITCHEN
- DOUBLE BEDROOM
- REAR OFF ROAD PARKING
- GAS CENTRAL HEATING
- EPC BAND 'C'
- LIVING ROOM
- BATHROOM
- GARDENS, GARDEN SHEDS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £115,000

OFFERS OVER £ 115,000

Located in a quiet and highly desirable residential area, this charming semi detached one bedroom property comprises an entrance porch, living room, kitchen, bedroom and bathroom.

The property benefits from a corner location and uninterrupted views of the surrounding countryside, there are mature gardens to the front , side and rear, with off road parking to the rear of the property, a porch extension to the front, garden sheds, gas central heating and double glazing.

Porch: A delightful sunny porch with fitted carpet providing ample room for sitting.

Living Room: Accessed directly from the porch, this is a bright and spacious room with picture window to the front and fitted carpet. A door leads to the rear hallway

Rear Hallway: With a large double door storage cupboard and a single door storage cupboard and access to the loft space.

Kitchen: Fitted with a range of both floor standing and wall mounted kitchen cabinets with tiling behind. There is a stainless steel sink, built in gas hob with oven below and extractor above, laminate flooring, a wall mounted boiler and a window facing the rear garden.

Bathroom: Comprising a bath with over bath shower and tiling behind, WC, wash hand basin, obscure glazed window and vinyl flooring.

Double Bedroom: A bright room with window to the front of the property, fitted carpet and a double built in wardrobe.

Gardens: The gardens are surrounded by fencing and hedging. The front garden is laid in gravel with pathways to the front porch and borders for planting. The rear gardens include a lawn area, with two garden sheds and gravel pathways.

The rural village of Carsie is a short drive from the more lively country town of Blairgowrie. 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.



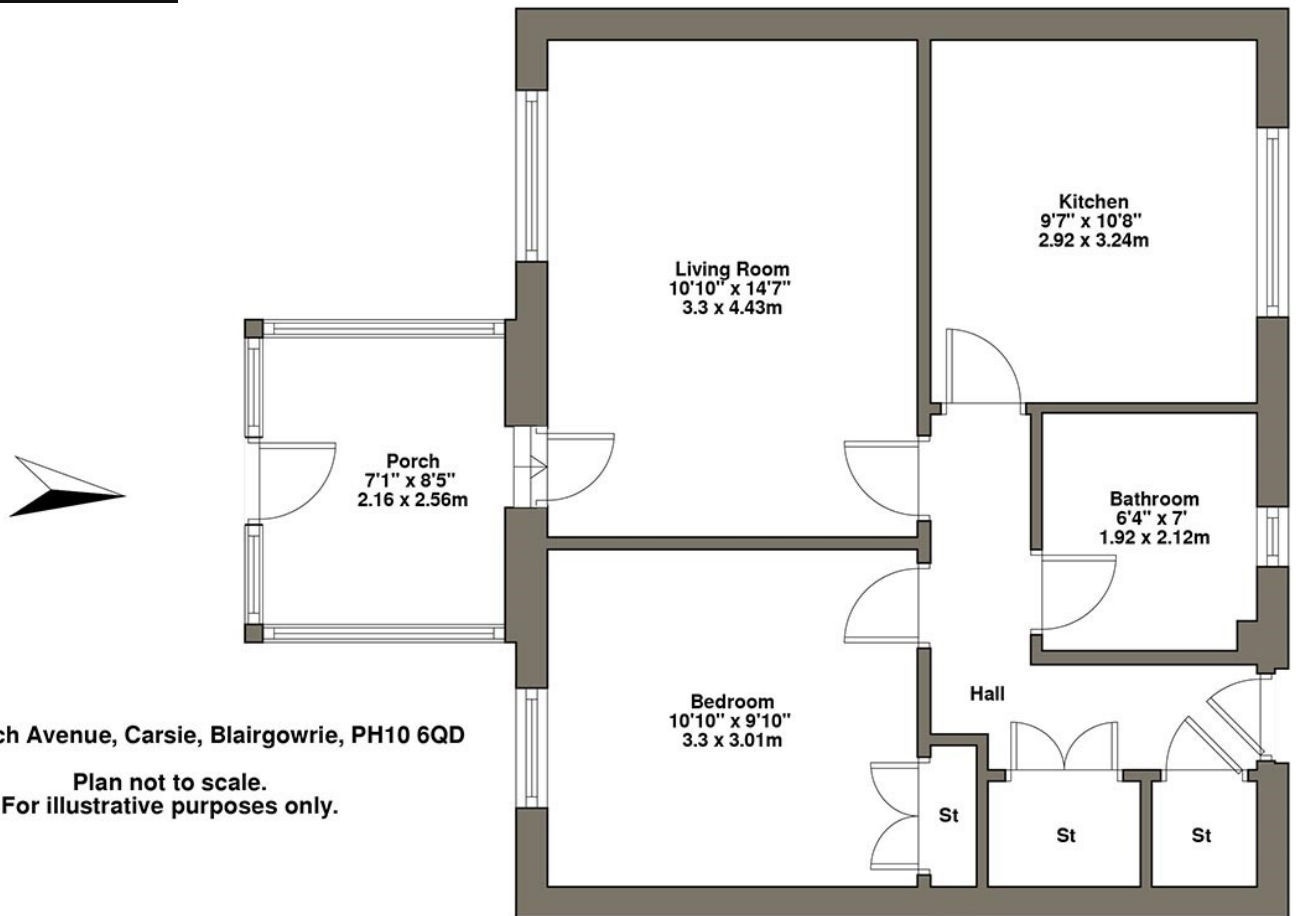








FLOOR PLAN



60 Whiteloch Avenue, Carsie, Blairgowrie, PH10 6QD

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)
PORCH	2.56 X 2.16	LIVING ROOM	4.43 X 3.30
BEDROOM	3.30 X 3.01	KITCHEN	3.24 X 2.92
BATHROOM	2.12 X 1.92		

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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