

# MILLER GERRARD

Solicitors and Estate Agents



**33 ARDBLAIR ROAD, BLAIRGOWRIE, PH10 6QA**

**AN ATTRACTIVE TWO BEDROOM SEMI-DETACHED VILLA LOCATED IN A DESIRABLE AND QUIET CUL-DE-SAC, WITHIN CLOSE PROXIMITY TO ALL LOCAL AMENITIES.**

- ENTRANCE HALLWAY
- KITCHEN
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- DRIVEWAY
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- LIVING AND DINING ROOM
- CONSERVATORY
- BATHROOM & SHOWER ROOM
- SUMMER HOUSE, SHED & WORKSHOP
- GAS CENTRAL HEATING
- EPC BAND 'D'
- HOME REPORT VALUE £140,000

**OFFERS OVER £140,000**

Miller Gerrard are delighted to bring to the market 33 Ardblair Road, Blairgowrie, PH10 6QA. This is an attractive two bed villa located in a quiet and desirable residential area of Blairgowrie.

The property comprises entrance hallway, living and dining room, kitchen, two well-proportioned double bedrooms, conservatory, bathroom and shower room.

The property benefits from gas central heating, double glazing, driveway and front and rear gardens with summer house, storage shed and workshop.

The property is entered by a fully insulated, partially glazed door with carpeted stairway and doorway to the right, leading to the living and dining area.

The living area is a bright area with fitted carpet and under stairs storage cupboard. There is a feature fireplace with a gas fire and stone hearth with a front facing window bringing in light and warmth. A large sliding door gives access to the dining area, where large glazed doors lead to the conservatory which has a feature brick wall, fully clad ceiling and a door to the rear garden.

The kitchen is accessed from the living room and is fitted with a range of base and wall mounted units with contrasting work surfaces. There is laminate flooring, space for a washing machine and fridge freezer, gas hob with extractor above and an eye level electric oven. A window above the stainless steel sink gives views to the rear garden. A porch is to the rear of the kitchen, with shelved storage and doors to the shower room and back garden.

The shower room comprises a fully wet walled walk-in shower, built-in wash hand basin and WC. There is ceiling cladding with spotlights, vinyl bathroom flooring, glazed window, mirror and spotlights.

Stairs lead to the first floor where two double bedrooms are located, one located to the front of the property with two large windows, built in wardrobes with mirrored sliding doors and another located to the rear of the property with built-in dressing table, built-in wardrobe, fitted carpet and a window overlooking the garden.

The bathroom is fully tiled with bath and overhead shower, vinyl flooring, WC and wash hand basin.

The front garden is fenced on one side with a tarmac driveway and garden in gravel and planted with a variety of mature shrubs to the side. The rear garden is enclosed by wooden fencing and hedging with a summerhouse, storage shed and workshop.

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.





















































