

# MILLER GERRARD

Solicitors and Estate Agents



**22 JOHN STREET, BLAIRGOWRIE, PH10 6DG**

**AN IMMACULATELY PRESENTED AND FRESHLY RENOVATED ONE BED GROUND FLOOR FLAT, CONVENIENTLY LOCATED IN THE HEART OF BLAIRGOWRIE, PROVIDING EASY ACCESS TO LOCAL SHOPS AND AMENITIES.**

- ENTRANCE HALLWAY
- DOUBLE BEDROOM
- GAS CENTRAL HEATING
- PRIVATE STORAGE SHED
- ON STREET PARKING
- EPC RATING 'C'
- OPEN PLAN LIVING / KITCHEN AREA
- SHOWER ROOM
- DOUBLE GLAZING
- SHARED REAR GARDEN
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £75,000

**OFFERS OVER £75,000**

Miller Gerrard are delighted to bring to the market this newly renovated, one bed ground floor flat which is in walk-in condition and is a short distance from the town centre and all local shops and amenities.

Flat A, 22 John Street comprises open plan living room and kitchen, hallway, double bedroom and shower room.

The property benefits from double glazing, gas central heating, shared rear garden, private storage shed and on street parking.

Entrance hallway: A bright and spacious hallway providing access to all accommodation with two built-in storage cupboards.

Living Room: Spacious living area with laminate flooring throughout and window to the front of the property.

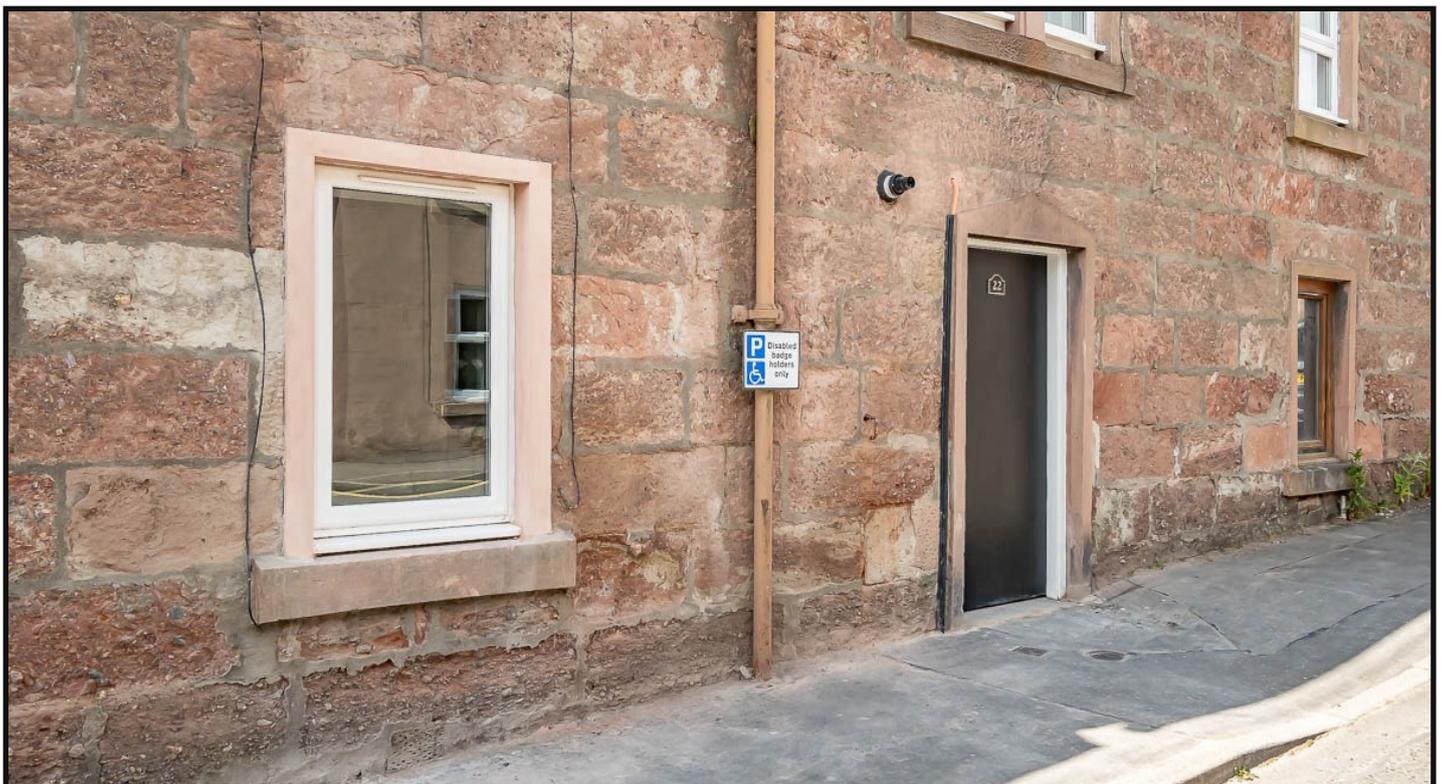
Kitchen: Located off the living room, this newly installed kitchen has contrasting work surfaces with floor and wall cabinets, space for white goods, LED lighting and a feature tiled back splash.

Bedroom: A bright, fully carpeted double bedroom located at the rear of the property with views of the garden.

Shower room: Comprising a fully tiled walk in shower unit, WC, free standing wash hand basin with storage, spot lighting and heated towel rail.

Externally there is a shared area of garden laid to lawn with drying area. Each property has its own storage shed and shared use of a wash house building.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both 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.





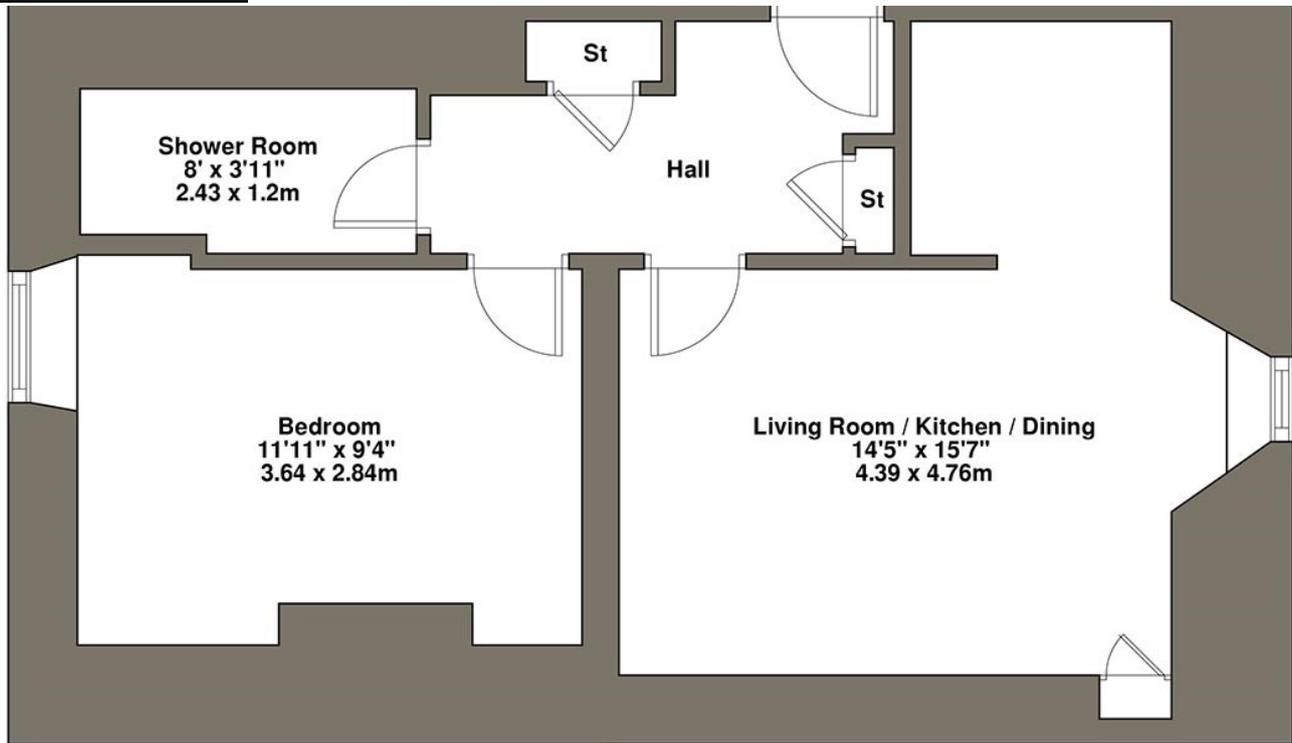








## FLOOR PLAN



22 John Street, Blairgowrie, PH10 6DG

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 / KITCHEN / DINING	4.76m x 4.39m	SHOWER ROOM	2.43m x 1.2m
BEDROOM	3.64m x 2.84m		

### MILLER GERRARD

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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

**THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE**