

MILLER GERRARD

Solicitors and Estate Agents



THE ROWANS, 25 DUNKELD ROAD, BLAIRGOWRIE, PH10 6RT

A THREE BEDROOM DETACHED BUNGALOW WITH GARAGE, IN A DESIRABLE EDGE OF TOWN LOCATION.

- ENTRANCE VESTIBULES
- MASTER BEDROOM WITH EN SUITE
- SHOWER ROOM
- UTILITY ROOM
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'E'
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- KITCHEN / DINING
- GARAGE AND DRIVEWAY
- DOUBLE GLAZING
- EPC BAND 'D'
- HOME REPORT VALUE £ 285,000

OFFERS OVER £275,000

Miller Gerrard are delighted to bring to the market this three bed detached bungalow with garage on the edge of Blairgowrie, with the rear garden bordering farmland.

Entrance Hallway: T-shaped hallway with cloak cupboards containing meters and a deep airing cupboard with safe. Hatch with access to the floored attic by Ramsay ladder.

Living Room: Large casement window to the front with additional window to the side. Fireplace and hearth with electric fire, coving and is carpeted.

Master Bedroom with En Suite: Casement window to the side with triple wardrobes and is carpeted. Door leads to the en suite with vinyl flooring, hand wash basin, WC and obscure glazed window to the side of property.

Bedroom Two: Casement window to the rear with views over farmland, coving and is carpeted.

Bedroom Three: Casement window to the rear with views over farmland. One wall set with built in triple wardrobes the opposite side fitted with double wardrobes and vanity shelf with drawer below.

Shower Room: Window to the side, shower cubicle with wet wall. hand wash basin, WC, heated towel rail, and vinyl flooring.

Kitchen / Dining: Fitted with base and wall mounted units, integrated eye level microwave and oven, integrated fridge/freezer, electric hob with extractor above, stainless steel sink and drainer with mixer tap. There are two windows to the front of the property, coving and connecting doors to the main and rear vestibules.

Rear Vestibule: Tiled flooring with double glazed door to the front, with glazed panels on either side and a door to the rear garden. Connecting door leads to kitchen / dining area.

Utility Room: Windows to front and rear. Range of timber fronted floor and wall mounted units with tiled backsplashes. Stainless steel sink and mixer tap, washing machine and tumble dryer.

Exterior: There is an extensive gravel driveway and a large double garage with power, lighting and electric roller door. There is small area of lawn next to the garage. The front garden has a mix of pathed and gravel areas with planted borders and beech hedging. The rear garden is set out in patio and lawn areas, with a greenhouse.

About the Area: The property is close to both Newhill Primary School and Blairgowrie High School, which are within walking distance. This property is also superbly located for the commuter with access to Dunkeld, Coupar Angus, Alyth, Kirremuir and Forfar, as well as the larger cities of Dundee and Perth.

TO VIEW: Please contact Miller Gerrard on 01250 873468 or email

property@millergerrard.co.uk











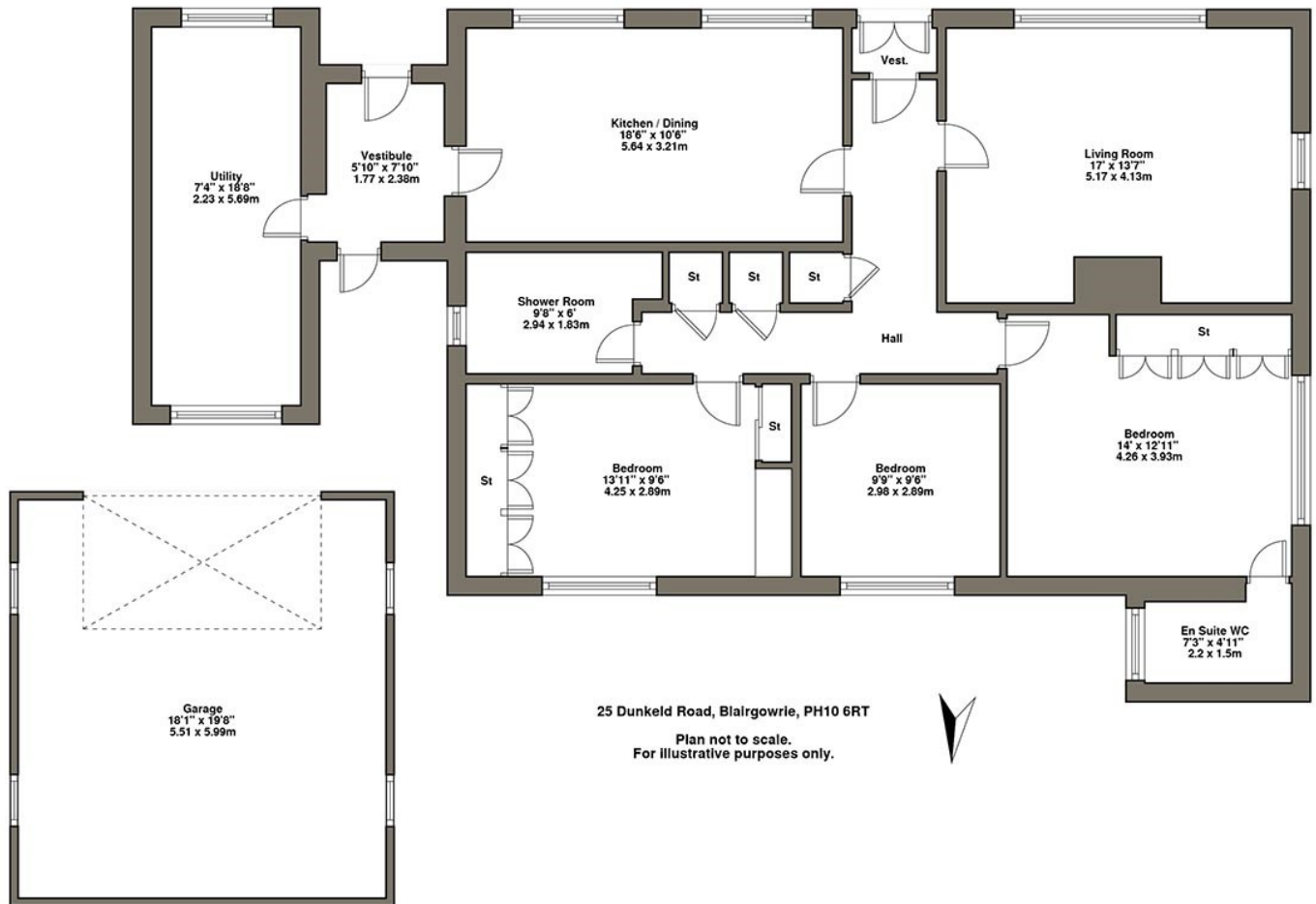








FLOOR PLAN



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	5.17 x 4.13	MASTER BEDROOM	4.26 x 3.93
EN SUITE	2.2 x 1.5	BEDROOM TWO	2.96 x 2.89
BEDROOM THREE	4.25 x 2.89	SHOWER ROOM	2.94 x 1.83
KITCHEN / DINING	5.64 x 3.21	VESTIBULE	2.38 x 1.77
UTILITY ROOM	5.69 x 2.23	GARAGE	5.99 x 5.51

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

Tel: 01250 873468

Fax: 01250 875257



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.

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