

# MILLER GERRARD

Solicitors and Estate Agents



**52 PERTH STREET, BLAIRGOWRIE, PH10 6DL**

**A MID TERRACED TWO STOREY HOUSE, LOCATED WITHIN BLAIRGOWRIE TOWN CENTRE AND PROVIDING EASY ACCESS TO ALL LOCAL AMENITIES, SHOPS AND CAFES.**

- HALLWAY
- BREAKFASTING KITCHEN
- BATHROOM
- WORKSHOP / OFFICE SPACE
- DOUBLE GLAZING
- EPC RATING 'D'
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £130,000

**OFFERS OVER £130,000**

Miller Gerrard are delighted to bring to the market this two bedroomed, mid terraced house situated close to the town centre, in the popular town of Blairgowrie. The property will appeal to a number of buyers and early viewing is highly recommended.

The property comprises entrance hallway, lounge, kitchen/dining room, two double bedrooms and a family bathroom. There is a workshop/office space in the rear garden.

**Entrance Hallway:** With laminate flooring, bespoke built-in under stairs storage and cloak rail. The stairs lead to lead to the first floor landing with Velux window and access to the loft space.

**Living room:** A good sized room, with window fitted with blind to the front of the property, fitted carpet, gas fire set into a modern white fire surround, and an open and shelved press.

**Kitchen:** Fitted with a range of both floor and wall mounted kitchen cabinets with contrasting work surfaces, electric hob with oven below and extractor above, washing machine, fridge freezer, vinyl flooring and window and door to the garden. With ample space for a table and chairs.

**Double Bedrooms:** There are two double bedrooms of similar size. Both have feature steps to the dormer windows and coombed ceilings, with double bedroom one benefiting from a large shelved coombed space, providing excellent storage facilities.

**Bathroom:** Located to the rear of the property and comprising a white three piece bathroom suite including a WC, wash hand basin and bath with over bath shower, glass shower screen and extractor. There is an obscure glazed window, a large deep shelf with fitted mirror.

**Exterior:** The rear garden is accessed via the kitchen / dining area, is surrounded by fencing, laid in decking with a large storage shed which could easily lend itself to provide an office space if required.

**TO VIEW: Please contact Miller Gerrard Solicitors on 01250 873468 or email [property@millergerrard.co.uk](mailto:property@millergerrard.co.uk)**









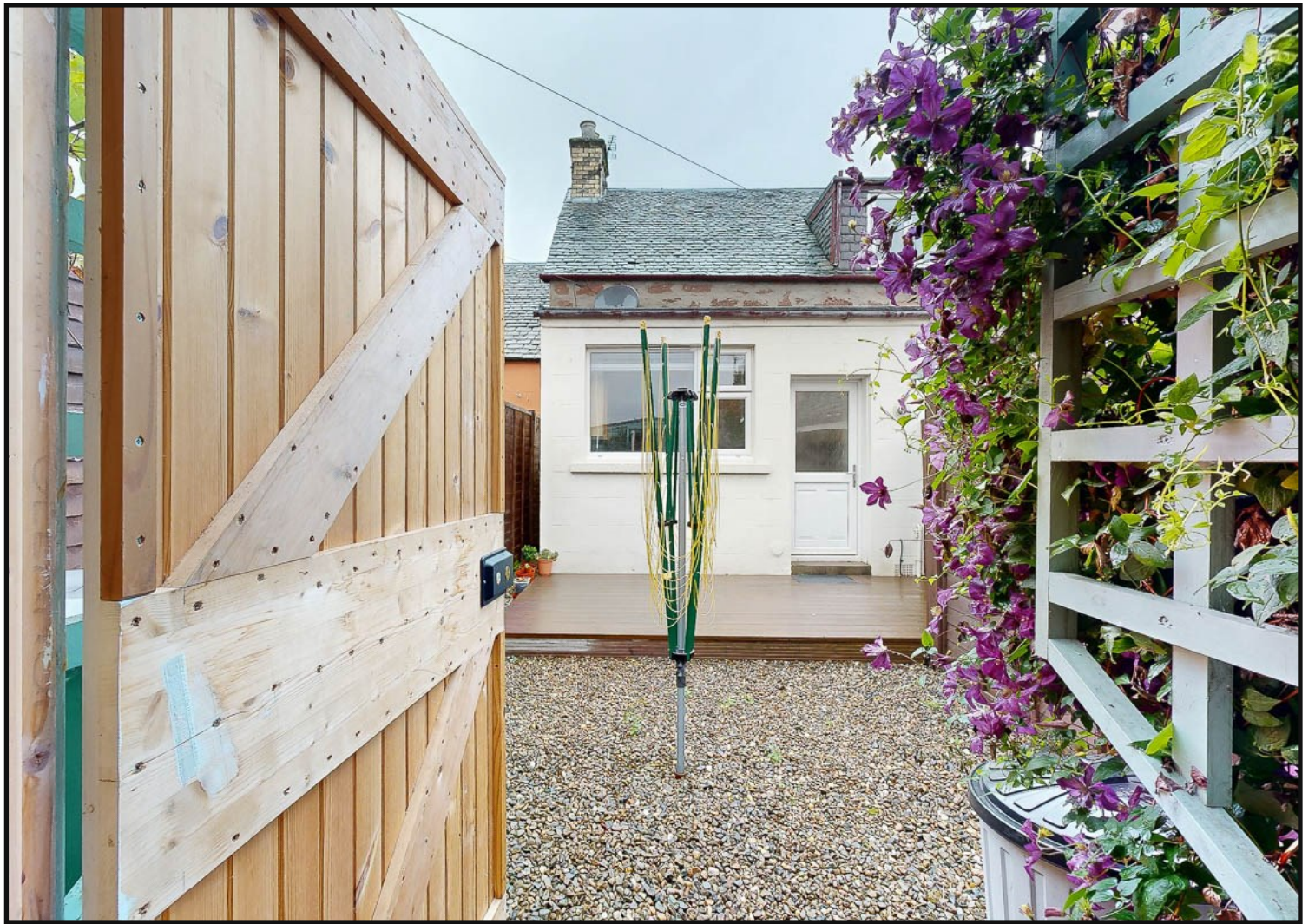






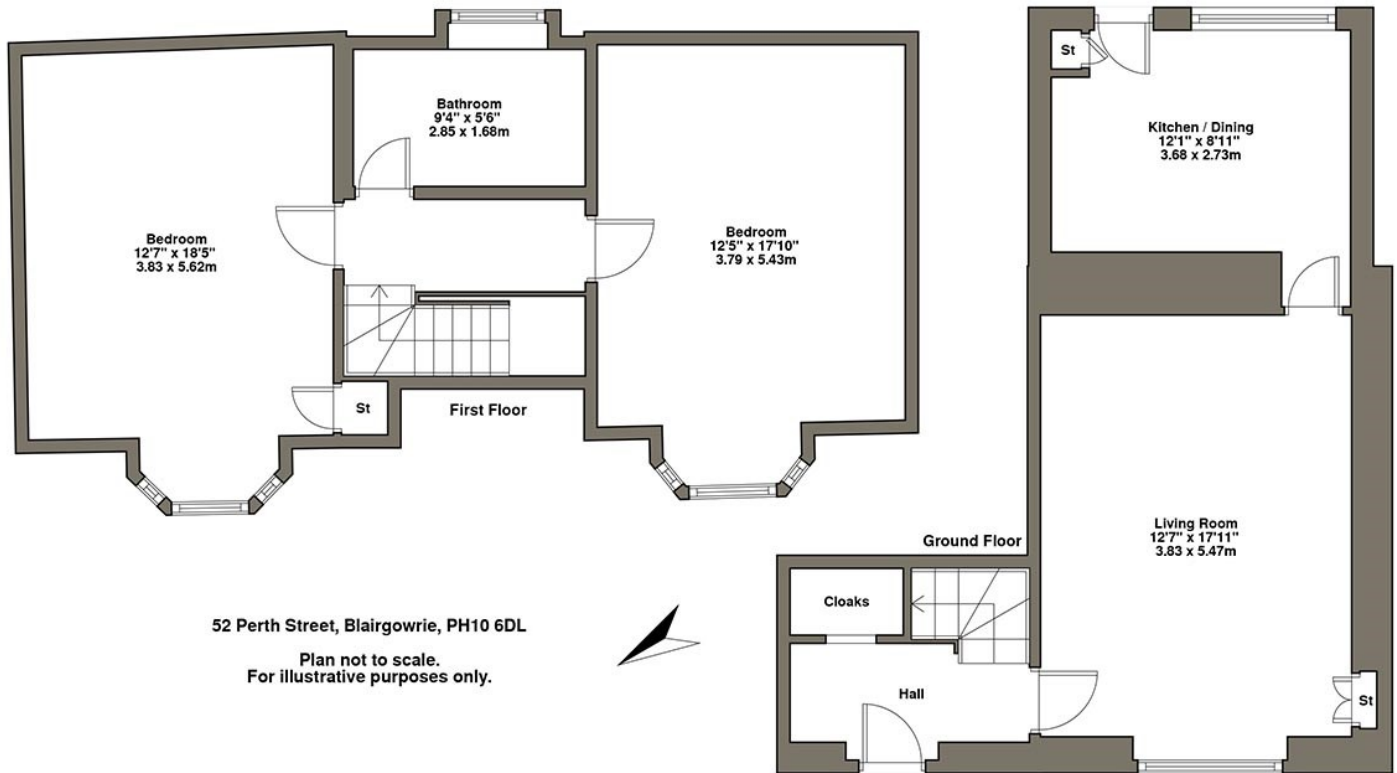








# FLOOR PLAN



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	5.47 x 3.83	KITCHEN / DINING	3.68 x 2.73
BEDROOM ONE	5.62 x 3.83	BATHROOM	2.85 x 1.68
BEDROOM TWO	5.43 x 3.79		

## MILLER GERRARD

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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.

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