

# MILLER GERRARD

Solicitors and Estate Agents



**20 GEORGE STREET, BLAIRGOWRIE, PH10 6HA**

**A TWO BEDROOMED END OF TERRACE COTTAGE CONVENIENTLY LOCATED IN THE HEART OF BLAIRGOWRIE, PROVIDING EASY ACCESS TO LOCAL SHOPS AND AMENITIES.**

- ENTRANCE HALLWAY
- KITCHEN
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- EPC BAND 'G'
- HOME REPORT VALUE '£135,000'
- LIVING ROOM
- BATHROOM
- REAR GARDEN
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'

**OFFERS OVER £135,000**

**Miller Gerrard** are delighted to bring to the market this two bed end of terrace cottage, located in the heart of Blairgowrie, Perthshire. The property provides easy access to local shops and amenities.

**Hallway:** With laminate flooring, spotlighting, coving. The hallway leads to all downstairs accommodation with space for dining table and chairs and a access door to the cellar.

**Living room:** Casement window to the front, coving and spotlighting.

**Bathroom:** Shower over bath, tiled to one side, WC, wash hand basin with vanity unit, extractor fan, vinyl flooring, Velux window skylight and spotlighting.

**Bedroom One:** Casement window to the rear, spotlighting and is carpeted.

**Kitchen:** Fitted with modern wooden wall and base units with complementary work surfaces. With electric oven and hob, extractor fan, feature tiled back splashes, stainless steel sink and drainer, space for white goods and two windows to the rear or the property. A door leads to the rear garden area.

**Bedroom Two:** Double bedroom with window to the front of the property, built in wardrobe, coombed ceiling. There is potential for an en-suite.

**Exterior:** Rear garden with patio and gravelled areas, bounded by wooden fencing to the sides and hedging to the rear.

**About the area:** Blairgowrie boosts excellent amenities with the High Street being the focal point, featuring a variety of local and independent shops as well as major supermarkets, all within a few minutes walk of the property. 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.

**TO VIEW: Please contact Miller Gerrard on 01250 873468**

**or email [property@millergerrard.co.uk](mailto:property@millergerrard.co.uk)**





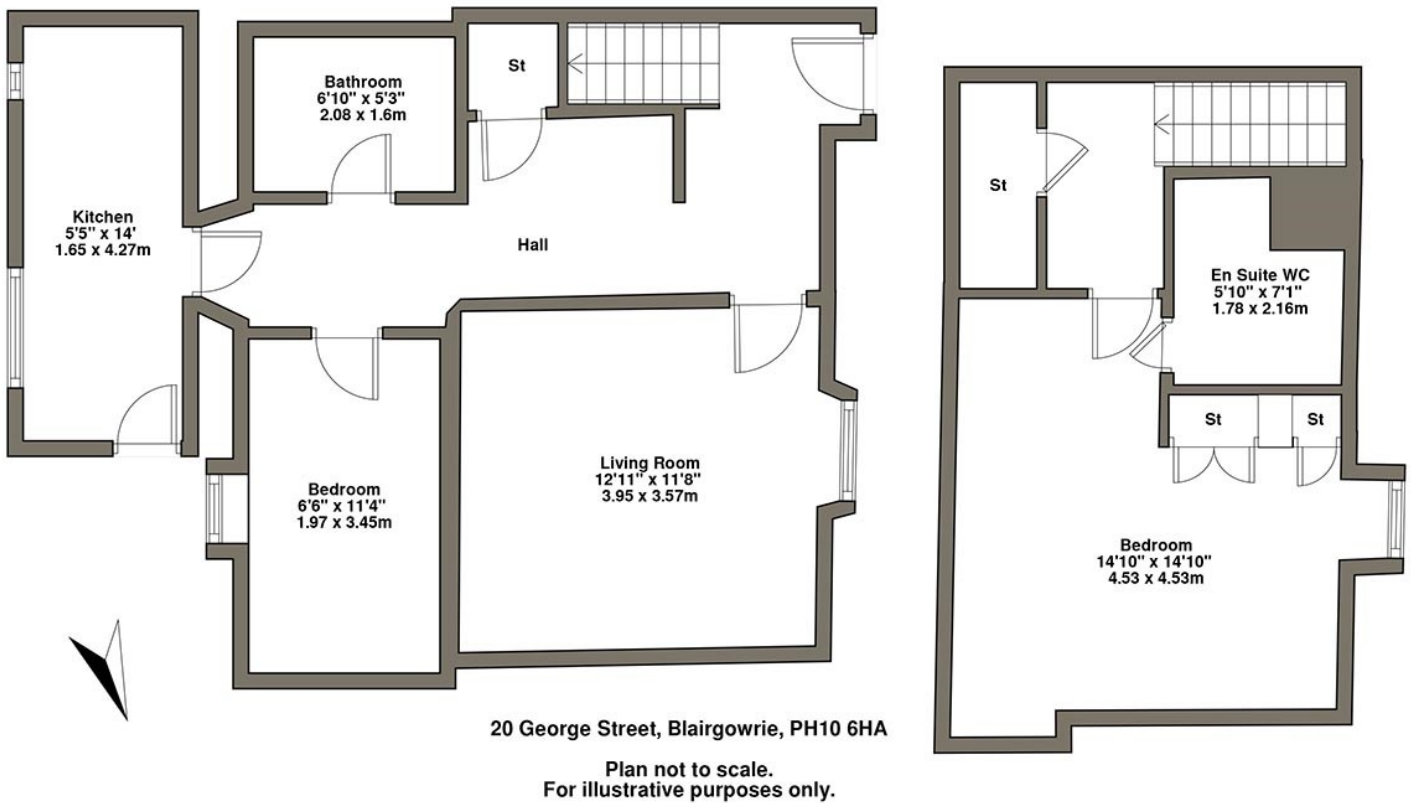








## FLOOR PLAN



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	3.95 x 3.57	BEDROOM ONE (DOWNSTAIRS)	3.45 x 1.97
KITCHEN	4.27 x 1.65	BATHROOM	2.08 x 1.6
BEDROOM TWO	4.53 x 4.53	EN SUITE	2.16 x 1.78

### 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.



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