

MILLER GERRARD

Solicitors and Estate Agents



65 WEST GEORGE STREET, BLAIRGOWRIE, PH10 6DZ

A SPACIOUS TWO BED, FIRST FLOOR MAISONETTE LOCATED IN A POPULAR RESIDENTIAL AREA OF BLAIRGOWRIE.

- ENTRANCE HALLWAY
- KITCHEN
- TWO DOUBLE BEDROOMS
- PRIVATE STORAGE SHED
- DOUBLE GLAZING
- COUNCIL TAX BAND 'A'
- LIVING ROOM
- BATHROOM
- SHARED PARKING
- GAS CENTRAL HEATING
- EPC RATING 'E'
- HOME REPORT VALUE £105,000

OFFERS OVER £105,000

Miller Gerrard are delighted to bring to the market this spacious two bed, first floor maisonette flat, located within walking distance of Blairgowrie town centre.

The property is accessed via concrete steps to the rear of the building leading to the main entrance.

Entrance Hallway: Tiled flooring, stairs to upper level and storage cupboard with shelving.

Kitchen: With tiled flooring, floor fitted and wall mounted cabinets with complementary worktops, gas hob with electric oven below and extractor above, tiled back splashes, boiler, space for washing machine and undercounter fridge, stainless steel sink and drainer with large window above overlooking the garden.

Bathroom: Fully tiled bath and shower area, shower over bath with shower screen, extractor above, WC, hand wash basin with vanity unit and laminate flooring.

Living Room: Bright spacious living room with fitted carpet, Edinburgh press, storage cupboard, coving and window overlooking the front of the property.

Bedroom One: Large bright double bedroom with fitted carpet, two windows overlooking the rear garden and a walk-in shelved cupboard with Velux window.

Bedroom Two: Double bedroom with laminate flooring, window to the front of the property with deep window seat.

Exterior: There is a private section of garden with the property that is laid to lawn, private storage shed and a gravel parking area.

About the area: 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.

TO VIEW: Please contact Miller Gerrard on 01250 873468

or email property@millergerrard.co.uk





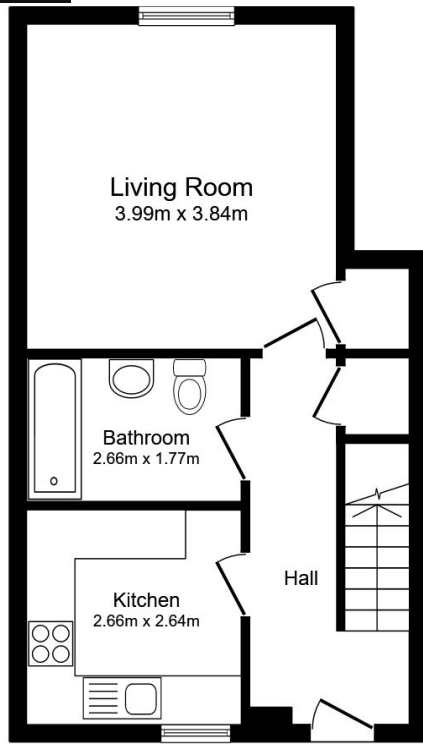




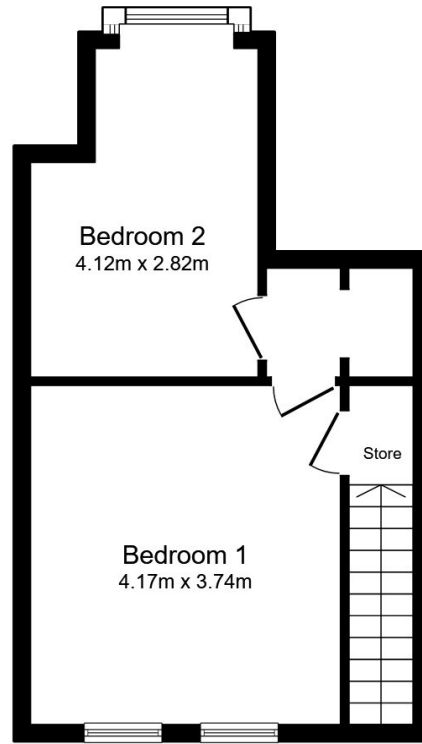




FLOOR PLAN



Ground Floor
Floor area 38.1 m²



First Floor
Floor area 33.5 m²

TOTAL: 71.6 m²

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	3.99 x 3.84	KITCHEN	2.66 x 2.44
BATHROOM	2.66 x 1.77	BEDROOM ONE	4.17 x 3.74
BEDROOM TWO	4.12 x 2.82		

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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.

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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