

MILLER GERRARD

Solicitors and Estate Agents



31 PARK DRIVE, BLAIRGOWRIE, PH10 6PA

A THREE BED, END TERRACED VILLA SITUATED WITHIN A POPULAR RESIDENTIAL AREA OF BLAIRGOWRIE.

- ENTRANCE HALLWAY
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- EPC RATING 'D'
- HOME REPORT VALUE £145,000
- LIVING ROOM
- THREE BEDROOMS
- FRONT, SIDE AND REAR GARDENS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'C'

OFFERS OVER £145,000

Miller Gerrard are delighted to bring to the market this three bed end terraced house situated in a popular residential area, within walking distance of the local schools and Blairgowrie town centre. The property comprises entrance vestibule and hallway, living room, kitchen, bathroom and three double bedrooms.

This property will appeal to a number of buyers and early viewing is highly recommended.

Entrance Hallway: An entrance vestibule with tiled flooring and downlighting leads to the hallway with laminate flooring and doors to the living room, kitchen and bathroom.

Living Room: Window to the front, laminate flooring, built in storage cupboard and coal effect fire with stone surround and tiled hearth.

Kitchen: With a range of base and wall mounted units, tiled backsplashes, sink and drainer with window to the rear above, electric cooker with extractor above, space for white goods, integrated dishwasher, three large storage cupboards, tiled flooring, clad ceiling and downlighting.

Bathroom: Fully tiled with shower over bath, shower screen, hand wash basin with obscure glazed window above and WC.

Carpeted stairs lead to the landing with window to the side of the property, storage cupboard, attic access and doors leading to three bedrooms.

Bedroom One: Window to the front, carpet and storage cupboard.

Bedroom Two: Window to the rear, laminate flooring.

Bedroom Three: Window to the rear, carpet and storage cupboard.

Exterior: There is private garden ground to the front, side and rear of the property. The front garden is laid in gravel with path to the side and the rear. The side garden is on two levels, mainly laid in gravel with slabbed patio area and bounded by hedging and wooden fencing. The rear garden features lawn area, planted borders, garden shed and is bounded by fencing to rear and side.

About the area: Newhill Primary School and Blairgowrie High School are a short walk away and the property is also superbly located for the commuter with access to Coupar Angus, Dunkeld, 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





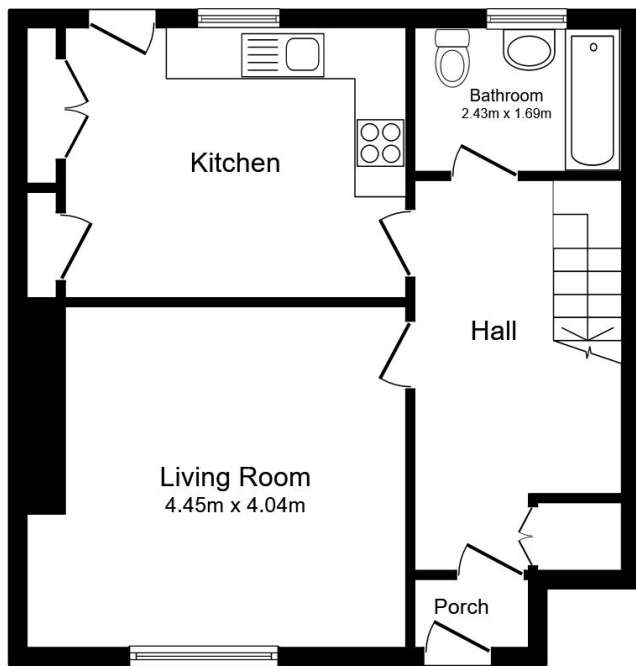






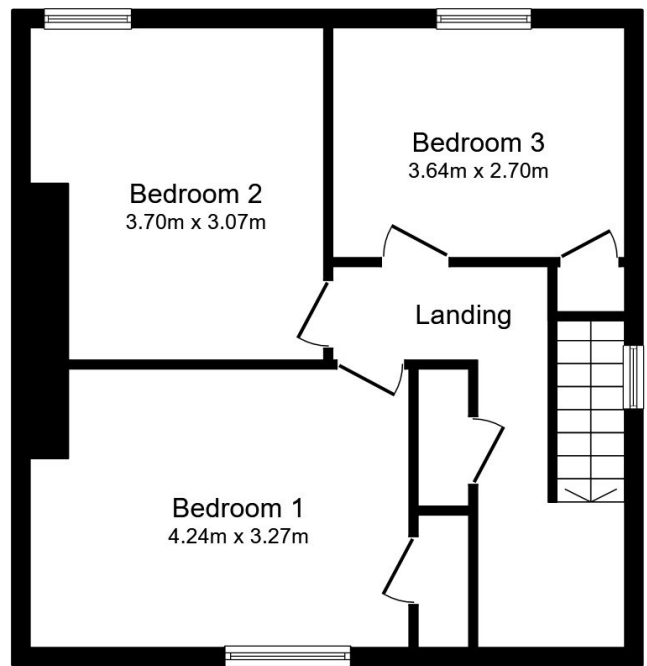


FLOOR PLAN



Ground Floor

Floor area 49.8 m²



First Floor

Floor area 50.7 m²

TOTAL: 100.5 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)	(in meters)
LIVING ROOM	4.45 x 4.05	BATHROOM	2.43 x 1.69
BEDROOM ONE	4.24 x 3.27	BEDROOM TWO	3.7 x 3.07
BEDROOM THREE	3.64 x 2.7		

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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.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468



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