

MILLER GERRARD

Solicitors and Estate Agents



STRATHLENE, KEAY STREET, BLAIRGOWRIE, PH10 6JD

A TWO BED, DETACHED BUNGALOW SITUATED IN A QUIET RESIDENTIAL AREA OF BLAIRGOWRIE.

- ENTRANCE HALLWAY
- DINING ROOM
- KITCHEN
- FAMILY SHOWER ROOM
- FRONT, SIDE AND REAR GARDENS
- DOUBLE GLAZING
- EPC RATING 'C'
- LIVING ROOM
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £220,000

OFFERS OVER £220,000

Miller Gerrard are delighted to bring to the market Strathlene, a two bed detached bungalow with garage, which is situated in a quiet residential area and is close to all local amenities.

Hallway: The property is entered by a double glazed door with glazed side panel into the carpeted hallway with two storage cupboards, attic access hatch.

Living Room / Dining Room: Large casement window to the front, fireplace with tiled mantle and hearth, carpet and a part glazed partition leading to the dining area. The dining area is carpeted with sliding doors to the conservatory and kitchen.

Conservatory: Comprising brick lower walls with uPVC double glazed windows beneath a polycarbonate panelled roof. With laminate flooring and patio door to front patio area.

Kitchen: With lino flooring, floor fitted and wall mounted cabinets with complementary worktops, electric hob with electric oven below and extractor above, tiled backsplashes, washing machine, free standing fridge/freezer, stainless steel sink and drainer with window above overlooking the rear garden.

Shower Room: Fully wet-walled with clad ceiling and down lights, obscure glazed casement windows to the rear, walk-in shower area, hand wash basin with storage shelving above, WC and extractor fan.

Bedroom One: Casement window to the front, with two built-in closets, coving and is carpeted.

Bedroom Two: Casement window to the side, with storage closet and is carpeted.

Exterior: There is a sloping lawn to the front with hedging, planted borders and a variety of small trees. To one side of the property is a patio area, green house and small area of lawn. To the other side there is detached garage with timber door access and driveway for off-street parking provision. To the rear is a small area of raised lawn, ramped access to the rear entrance and mono blocked path. The property is bounded by timber fence and established hedgerow, along with retaining walls/structures constructed from both stone and brick.

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. 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.

The Home Report notes that there is rot and deterioration to the external timbers, in particular, to the soffit, fascia and barge boards, and that joinery repairs will be required prior to redecoration. A quotation from a local joiner for replacement of the soffit boards, fascia timbers and guttering at the rear of the property is available, along with a quotation for scaffolding hire, although prospective purchasers may prefer to carry out more extensive refurbishments than those proposed in the quotation.





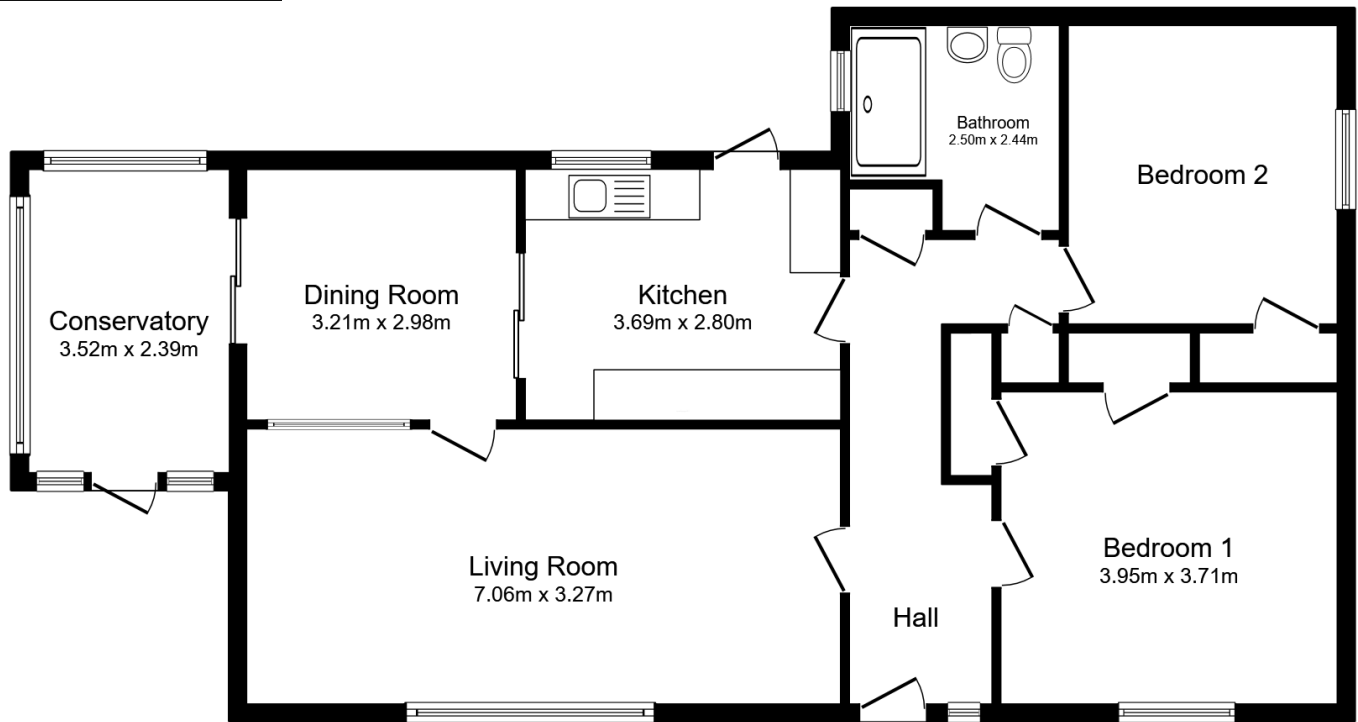








FLOOR PLAN



Floor Plan
Floor area 117.5 m²

TOTAL: 117.5 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)
LIVING ROOM	7.06 x 3.26	DINING ROOM	3.21 x 2.98
CONSERVATORY	3.52 x 2.39	KITCHEN	3.69 x 2.8
SHOWER ROOM	2.5 x 2.44	BEDROOM ONE	3.95 x 3.71

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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

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