

MILLER GERRARD

Solicitors and Estate Agents



**20 HOLLY CRESCENT
BLAIRGOWRIE
PH10 6TX**

**OFFERS OVER
£250,000**

**EPC RATING 'D'
COUNCIL TAX BAND 'E'**



A WELL-PROPORTIONED THREE BEDROOM DETACHED VILLA PRESENTED IN SUPERB CONDITION LOCATED IN A DESIRABLE RESIDENTIAL AREA.

THE PROPERTY BENEFITS FROM DRIVEWAY, DOUBLE GARAGE, SPACIOUS GARDENS, GAS CENTRAL HEATING & DOUBLE GLAZING.

Breakfast Kitchen: Large spacious kitchen with fitted floor and wall units, range cooker, Belfast sink, integrated appliances, kitchen island, space for breakfast table, laminate flooring, two windows to the front of the property and the main entrance door.

Dining Room: Located to the rear of the property with laminate flooring, fireplace with electric fire, window overlooking the garden.

Hallway: Nice bright hallway, under stairs cupboard, cloak room, window overlooking the garden, WC, access to the living room and the upper floor.

Living Room: A spacious and bright living room with high ceiling, wood burner/multi fuel stove, carpet, windows to the rear and side of the property overlooking the garden and patio door access also.

Carpeted staircase to the first floor with half landing window allowing ample natural light, storage cupboard on top landing.

Bedroom 1: Spacious bright king-size bedroom, fitted wardrobes, carpet.

Bedroom 2: Double bedroom, fitted wardrobes, carpet.

Bedroom 3: Currently set as a twin, carpet.

Bathroom: Bath, large shower, vanity sink unit, wc, tiled floor, wet wall, towel radiator and shaver socket.

Exterior: There is a spacious driveway for multiple vehicles, a double garage with power. The front of the property has a patio area. The rear of the property has a spacious lawn area, a shed, corner summer house, wood store, coal bunker and patio area. The property is enclosed by a mix of hedge and stone walls and the driveway is gated.









Newhill Primary School and Blairgowrie High School are a short walk away. This property is also superbly located for the commuter with access to Coupar Angus, Dunkeld, Kirriemuir and Forfar, as well as the larger cities of Dundee and Perth. 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.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

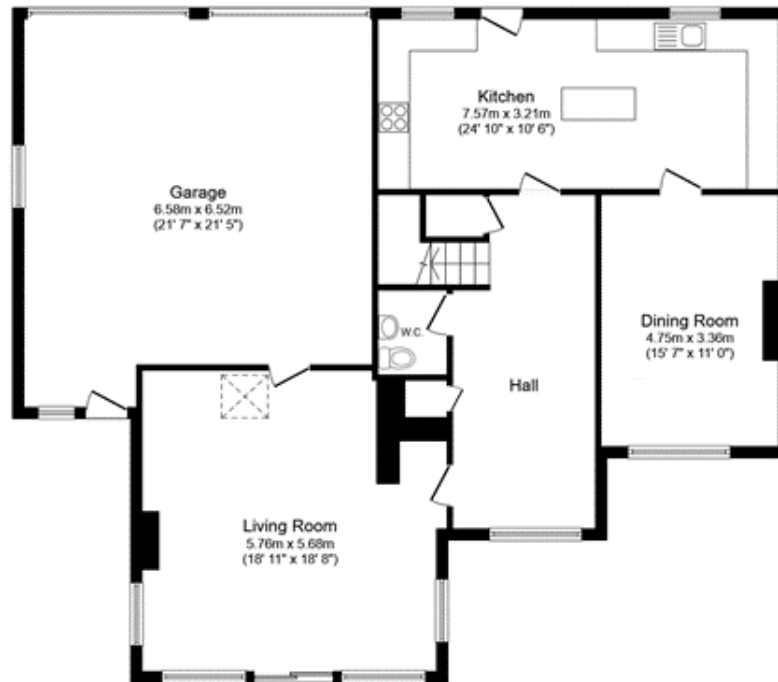
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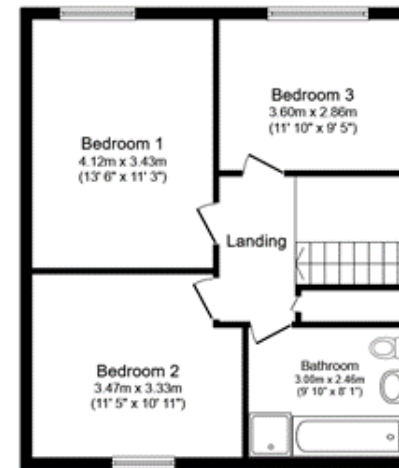
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Ground Floor
Floor area 141.3 sq.m. (1,521 sq.ft.)



First Floor
Floor area 58.6 sq.m. (630 sq.ft.)

Total floor area: 199.9 sq.m. (2,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

ROOM DIMENSIONS		(in meters)		(in meters)	
KITCHEN		7.57 X 3.21		DINING ROOM	
LIVING ROOM		5.76 X 5.68		BEDROOM 1	
BEDROOM 2		3.47 X 3.33		BEDROOM 3	
BATHROOM		3.00 X 2.46			

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.

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

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