

MILLER GERRARD

Solicitors and Estate Agents



3 SHEILA ROAD

BLAIRGOWRIE

PH10 6RP

OFFERS OVER

£250,000

EPC RATING 'C'

COUNCIL TAX BAND 'E'



A WELL PRESENTED THREE BED DETACHED BUNGALOW, LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA OF BLAIRGOWRIE.

THE PROPERTY BENEFITS FROM MULTI VEHICLE DRIVEWAY, GARAGE, FRONT & REAR GARDENS, GAS CENTRAL HEATING AND DOUBLE GLAZING.

Hallway: A spacious hallway fitted with laminate flooring, loft access hatch and two built in storage cupboards.

Living Room: A spacious living room with fitted carpet, picture front facing window and fireplace with gas fire.

Breakfast Kitchen: Comprising floor and wall units, electric oven and gas hob, extractor fan above, vinyl flooring and window to the side.

Utility Room: Carpet, door to the side, floor and wall cupboards, sink, built in storage cupboard. The washing machine and dishwasher are included.

Dining Room: Bright front facing room with window overlooking the garden, carpet.

Bedroom 1: Spacious double bedroom with en-suite, carpet, window to the rear and built in storage. En suite with shower cubicle, WC, wash hand basin and fully tiled floor and walls.

Bedroom 2: Spacious bright double room, fitted carpet, window to the rear and two built in wardrobes.

Bedroom 3: With fitted carpet and providing access to the conservatory.

Conservatory: With tiled floor, windows all round and door to the garden.

Bathroom: Comprising vinyl flooring, bath with overhead shower, vanity unit with WC and sink fitted and storage cupboards.

Exterior: Monoblock driveway for multiple cars, garage with electric door, shrub borders, front lawn, steps to door, rear garden laid to lawn, enclosed by fence and hedge.









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.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

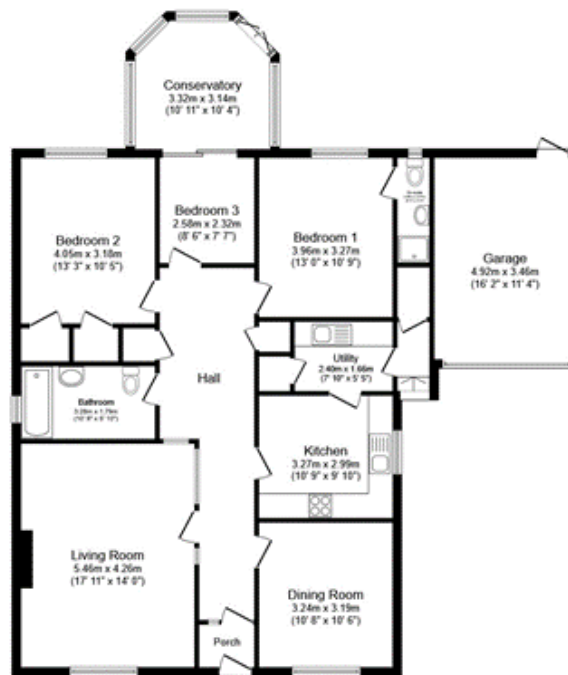
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Floor Plan

Floor area 145.6 sq.m. (1,568 sq.ft.)

Total floor area: 145.6 sq.m. (1,568 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)
LIVING ROOM	5.46 X 4.26	KITCHEN	3.27 X 2.99
DINING ROOM	3.24 X 3.19	BATHROOM	3.28 X 1.79
BEDROOM 1	3.96 X 3.27	BEDROOM 2	4.05 X 3.18
BEDROOM 3	2.58 X 2.32	UTILITY ROOM	2.40 X 1.66

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