

MILLER GERRARD

Solicitors and Estate Agents



**37 ARTHUR STREET
BLAIRGOWRIE
PH10 6PF**

**OFFERS OVER
£145,000**

**EPC RATING 'C'
COUNCIL TAX BAND 'B'**



A DELIGHTFUL THREE BED TERRACED VILLA, PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT. LOCATED IN A POPULAR RESIDENTIAL AREA, AND WITHIN CLOSE PROXIMITY TO THE LOCAL AMENITIES.

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

Hallway: A spacious and bright hallway fitted with carpet, storage cupboard and stairs to the upper floor.

Living Room: Situated at the front of the property with large picture window, fireplace with electric fire, alcove with lower storage cupboard, carpeted floor.

Kitchen: A modern fitted kitchen with a range of floor and wall units, splash-back and breakfast bar, laminate flooring, window overlooking the rear garden and door leading to the rear of the property.

Bathroom: Bath with shower over, sink, wc, wet wall and laminate flooring, window to the rear.

Carpeted staircase with open balustrade leads to the first floor, window to top landing giving natural light, storage cupboard in top hallway.

Bedroom 1: Spacious and bright double bedroom, window to the front and built in wardrobe, space for freestanding furniture, carpeted floor.

Bedroom 2: Spacious double room, fitted carpet, window to the rear and space for freestanding furniture.

Bedroom 3: Double room, window overlooking the rear garden, built in storage space, fitted carpet.

Exterior: The front of the property has a parking area for two vehicles, and the front garden is laid to gravel, Monoblock path to the entrance door.

The rear of the property has a good size garden with an area of lawn and gravel, garden shed, pergola area. Fully enclosed by fence .

This property sits in the raised, cul-de-sac part of the street giving a quieter location off the main road.









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

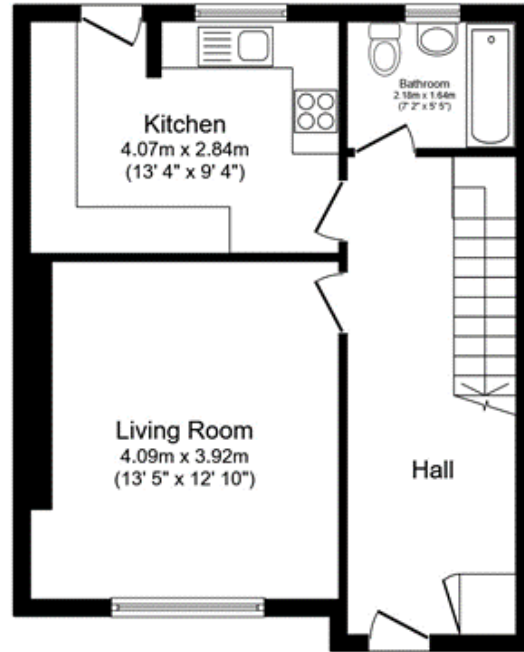
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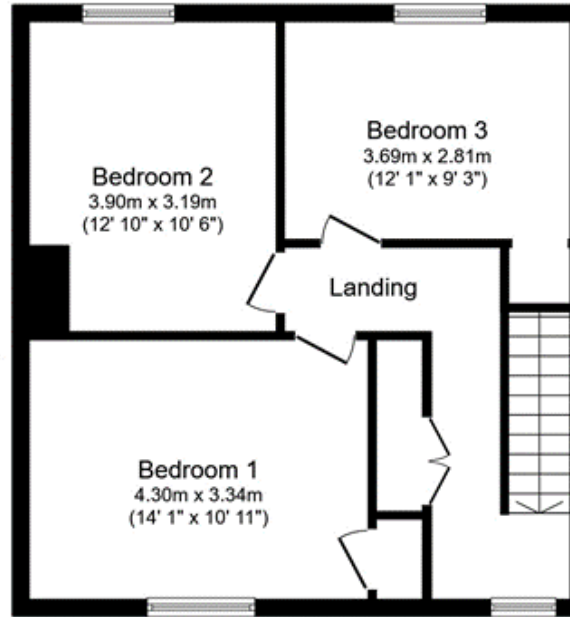
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Ground Floor
Floor area 47.6 sq.m. (513 sq.ft.)



First Floor
Floor area 52.0 sq.m. (560 sq.ft.)

Total floor area: 99.6 sq.m. (1,073 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		4.07 X 2.84		LIVING ROOM	
BATHROOM		2.18 X 1.64		BEDROOM 1	
BEDROOM 2		3.90 X 3.19		BEDROOM 3	

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