

MILLER GERRARD

Solicitors and Estate Agents



**15 MANOR COURT
COUPAR ANGUS ROAD
BLAIRGOWRIE
PH10 6JJ**

**OFFERS OVER
£150,000**



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

15 MANOR COURT, COUPAR ANGUS ROAD, BLAIRGOWRIE, PH10 6JJ

- * FIRST FLOOR FLAT
- * TWO DOUBLE BEDROOMS
- * ALLOCATED PARKING
- * SHARED DRYING GREEN
- * GAS CENTRAL HEATING
- * DOUBLE GLAZING

Miller Gerrard are delighted to bring to the market 15 Manor Court, a most attractive first floor flat situated in a desirable, established development within a short walk of local shops and amenities.

The accommodation is on the first floor and is entered by a secure door entry system. The living room is spacious, bright and with a large picture window to the front. The breakfasting kitchen is also front facing with plenty of room for a dining table. Both double bedrooms are of good size and overlook the rear carpark.

The property benefits from a designated parking space to the rear of the development and there are well maintained gardens, gas central heating and double glazing.

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.



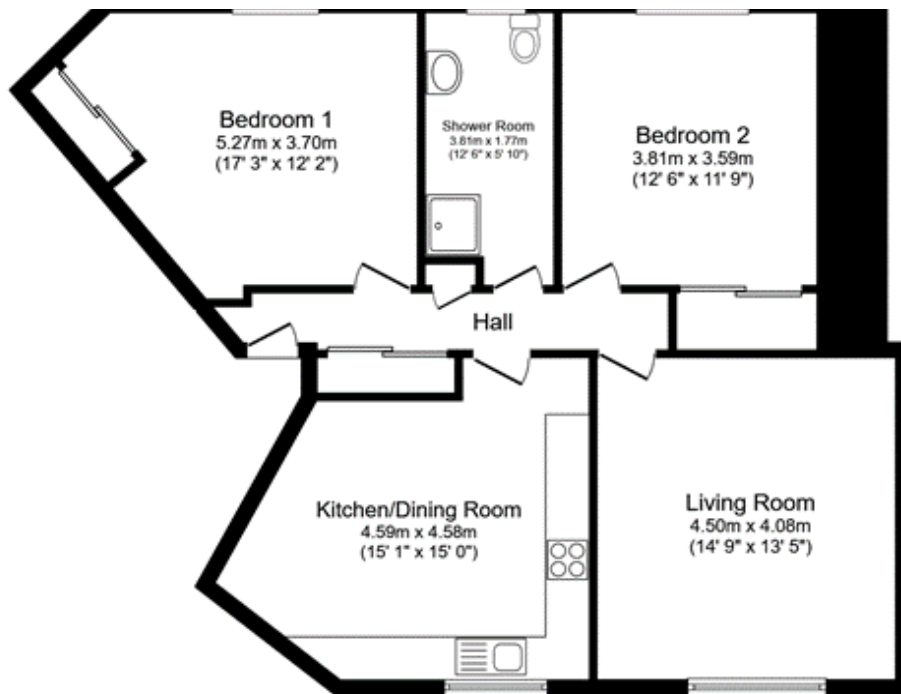












Floor Plan

Floor area 87.3 sq.m. (939 sq.ft.)

Total floor area: 87.3 sq.m. (939 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.50 X 4.08	KITCHEN / DINING	4.59 X 4.58
BEDROOM 1	5.27 X 3.70	BEDROOM 2	3.81 X 3.59
SHOWER ROOM	3.81 X 1.77		

MILLER GERRARD
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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 given..

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