

MILLER GERRARD

Solicitors and Estate Agents



ROWANDENE

117 PERTH ROAD

BLAIRGOWRIE

PH10 6DX

OFFERS OVER

£250,000



EPC RATING 'D'

COUNCIL TAX BAND 'E'

ROWANDENE, 117 PERTH ROAD, BLAIRGOWRIE, PH10 6DX

- * **DETACHED VILLA**
- * **FOUR BEDROOMS**
- * **DINING ROOM**
- * **GARAGE**
- * **PRIVATE ENCLOSED GARDEN**
- * **CONVENIENT LOCATION**

MILLER GERRARD ARE DELIGHTED TO BRING TO THE MARKET ROWANDEAN, A SPACIOUS FOUR BEDROOM DETACHED VILLA SITUATED ON THE PERTH ROAD IN BLAIRGOWRIE. THE PROPERTY IS CLOSE TO ALL LOCAL AMENITIES, RESTAURANTS AND CAFES .

THE PROPERTY HAS GOOD SIZE ROOMS OFFERING AMPLE SPACE TO RELAX AND UNWIND. THERE IS A LOVELY ENCLOSED GARDEN WHICH OFFERS SPACE FOR SUMMERTIME BARBECUES AND TIME WITH FAMILY AND FRIENDS. THERE IS A DRIVEWAY AND A GARAGE PROVIDING EXTRA STORAGE.

THIS PROPERTY REALLY MUST BE VIEWED TO REALISE ITS POTENTIAL AND LOVELY SETTING.

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.











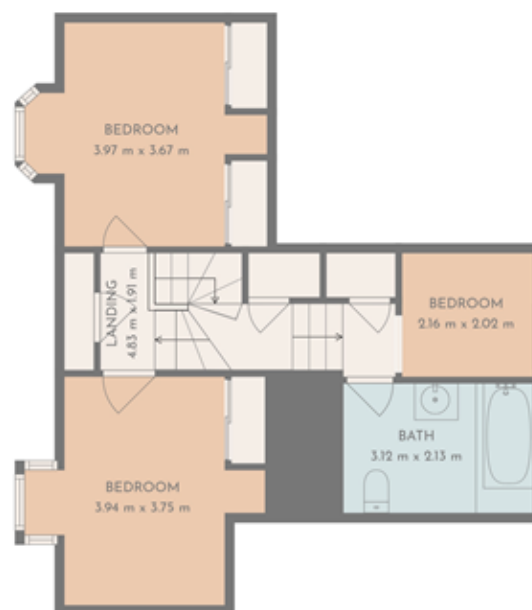








Ground floor



1st floor

ROOM DIMENSIONS		(in meters)	
LIVING ROOM	4.53 X 3.67	KITCHEN	3.12 X 3.67
DINING ROOM	3.70 X 4.26	BEDROOM ONE	4.53 X 2.74
BEDROOM TWO	3.97 X 3.67	BEDROOM THREE	3.94 X 3.75
BEDROOM FOUR	2.16 X 2.02	BATHROOM	3.12 X 2.13

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

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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