

MILLER GERRARD

Solicitors and Estate Agents



**GREENACRES
BURNHEAD ROAD
BLAIRGOWRIE
PH10 6SY**

**OFFERS OVER
£250,000**



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

Miller Gerrard are delighted to bring to the market Greenacres, a beautiful three bedroom bungalow set within a desirable area of Blairgowrie. Greenacres is of non-traditional 'Dorran' type construction and externally the walls have been harled and painted. Inside the property boasts an open plan living dining space which is suitable for all the families needs . The living room is to the front of the property with dual aspect windows allowing you to take in the wonderful views over Blairgowrie to the hills beyond.

There are three double bedrooms one of which is en-suite. One of the bedrooms has patio doors which open on to the raised veranda at the front. A lovely place to sit and have your morning coffee taking in the calm before the day ahead.

Greenacres sits on a plot of approx. 0.5 acres giving scope for future development or the garden room that you have dreamed about.

Greenacres is a beautiful property and really must be viewed to appreciate the house and it's lovely surroundings.

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.







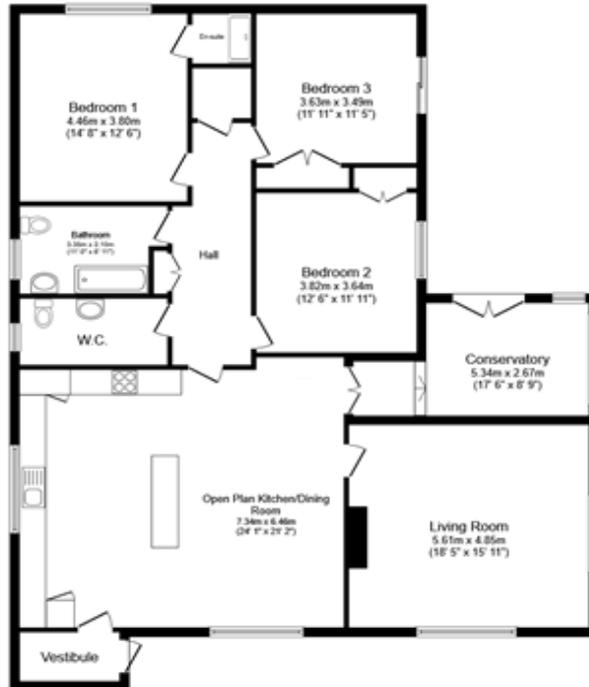












Floor Plan

Floor area 164.7 sq.m. (1,773 sq.ft.)

ROOM DIMENSIONS	(in meters)	(in meters)	(in meters)
KITCHEN / DINING	7.34 X 6.46	LIVING ROOM	5.61 X 4.85
CONSERVATORY	5.34 X 2.67	BEDROOM 1	4.46 X 3.80
BEDROOM 2	3.82 X 3.64	BEDROOM 3	3.63 X 3.49
BATHROOM	3.35 X 2.10		

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