



Miller Hendry
SOLICITORS AND ESTATE AGENTS



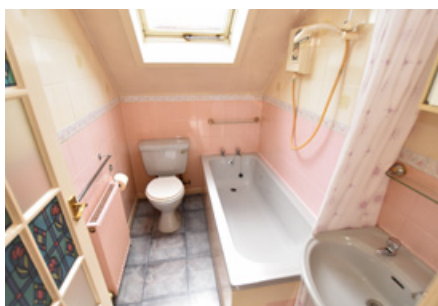
**9 James Street
Blairgowrie
PH10 6EZ**

- TERRACED VILLA
- LOUNGE
- KITCHEN
- TWO BEDROOMS
- FAMILY BATHROOM
- DG, GCH
- REAR GARDEN

**Offers Over
£99,000**

It is important to read the Schedule
and Home Report as these contain
key information.

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GENERAL DESCRIPTION

We are delighted to offer this two bedroom Terraced Villa situated in a popular residential area and within a few minutes walk of all local amenities within Blairgowrie town centre. The property is fully double glazed, heated by a gas fired combi boiler and would benefit from a degree of renovation. The property comprises a spacious Lounge with windows to the front and rear and feature fireplace complete with electric fire. Overlooking the front of the property, the Kitchen has a range of wooden wall and base units and complementary worktop. The Utility Room is located to the rear of the ground floor and has fitted wall units and space and plumbing for a washing machine. A WC is located off the utility room. A double glazed upvc door provides access to the rear garden. The upper level has two rear facing double Bedrooms with built in storage and the family Bathroom comprising bath, overhead electric shower, WC and a wash hand basin.

LOCATION

Blairgowrie is a thriving town, which boasts a wide range of shops, supermarket, banks, doctor and dental practices, Cottage Hospital, Championship golf course at Rosemount, with further excellent golfing facilities at Alyth, Leisure Centre and Primary and Secondary schooling.

DIRECTIONS

From Perth follow the A93 to Blairgowrie, continue into Blairgowrie town centre and as the road begins to bend to the right, take the left hand turn onto Upper Allan Street. Take the left onto James Street and follow the road around to the right, continue along James Street and number 9 is on the right hand side as indicated by our For Sale board.

OUTSIDE

There is a good sized garden to the rear with areas of lawn and a variety of shrubs.

SCHOOLING

Primary and secondary schooling is available within Blairgowrie.

INCLUDED IN SALE: All fixtures, fitting, blinds, curtains and floor coverings. The 4 ring gas cooker and electric fire are included but no warranty is given.

VIEWING: Contact Miller Hendry Property on 01738 630222.

HOME REPORT VALUE/EPC RATING: £118,000/E

COUNCIL TAX: Band C

ACCOMMODATION

Entrance	4'9" x 3'6"
Hallway	12'6" x 8'1"
Kitchen	11'7" x 10'4"
Utility Room	7'6" x 6'1"
Lounge	18'8" x 11'
Landing	9'2" x 5'9"
Bedroom One	11'10" x 10'6"
Bedroom Two	10'11" x 8'5"
Bathroom	7'4" x 4'10"

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First and foremost - **your interests**



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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.