

MILLER GERRARD

SOLICITORS AND ESTATE AGENTS



MG

**15 BEECHES ROAD
BLAIRGOWRIE PH10 6PN**

OFFERS OVER £115,000

**Mid-terraced 3 bedroom villa
convenient for schools and amenities
Lounge, breakfasting kitchen, bathroom,
3 double bedrooms, shower room,
gch, dg, garden**

Home Report Value £115,000

EPC Band 'C'



Miller Gerrard
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PSPC

This most attractively presented mid terraced family home is conveniently situated close to schools and amenities. The accommodation on the ground floor comprises front facing lounge, breakfasting kitchen to the rear, and bathroom. On the upper floor there are two double bedrooms, one modest size double bedroom and shower room. There is gas central heating and double glazing. Outside the front garden is laid in pavements, while to the rear there is a good sized garden mostly laid in lawn.

The country town of Blairgowrie is conveniently situated approximately 25 minutes by car from the cities of Perth and Dundee with their onward motorway and rail connections. Local amenities include shops, supermarkets, secondary school, primary school community campus, recreation centre and swimming pool, cottage hospital, health centres, dental surgery and library. In and around the town there are thriving sports clubs and cultural organizations. The beautiful Perthshire countryside is virtually on the doorstep with walks locally on paths and tracks, and more adventurous walking in Strathardle, Glenshee, Glenisla and Dunkeld, all approximately 30 minutes by car.

The property enters by the modern, insulated front door with oval decorative double glazed panel to the

HALL with deep understairs cloak cupboard with light. High level display shelving.

LOUNGE 13 ft 8" x 13 ft 6" greatest and 12 ft 6" least



Window to the front. Coal effect gas fire within brick fireplace with timber mantel. Mirror-backed alcove with glass shelves for display and cupboard below. Timber curtain pole. Vertical slatted blind. Coving. Connecting doors with hall and kitchen.

KITCHEN 15 ft x 8 ft 8"

Window to the rear. Range of floor standing and wall mounted units, two glass fronted for display. One and a half stainless steel sink unit with mixer tap. Built-in gas hob and electric oven with cooker hood above. Tiled behind work surfaces. Plumbed for automatic washing machine. Dishwasher. Wall-mounted condensing boiler installed approximately end 2015. Timber curtain pole. Roller blind. Rear door. Space for table.



BATHROOM with window to the rear.



White suite. Shower over bath with screen. Tiled behind bath. Wall-mounted mirror splashback unit with shelving. Mirror fronted medicine cabinet. Vinyl flooring.

Stairs lead to **upper hall**. Window to the front on half landing. Shelved press. Access by Ramsay style ladder to **attic**.

DOUBLE BEDROOM 16 ft 3" greatest and 13 ft 4" least x 8 ft 7"

Window to the front. Slight coomb at the front. Timber curtain pole.



DOUBLE BEDROOM 14 ft 4" x 11 ft 3" greatest and 10 ft 1" least
Rear left hand side looking from the front



Window to the rear. Slight coomb on rear wall. Timber curtain pole.

DOUBLE BEDROOM 11 ft 7" x 7 ft 1"
Rear right hand side looking from the front

Window to the rear. Slight coomb at the rear wall. Timber curtain pole.



SHOWER ROOM



White suite. Tiled shower cabinet. Tiled on 3 walls. Wall mounted mirror splashback unit with shelving. Vinyl flooring.

Gas central heating. Double glazing. Exterior tap.
Council Tax Band 'B'
Energy Performance Certificate Band 'C'

Please note – if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

GARDEN Rear garden in lawn/drying green with clothes poles. Shrub and herbaceous areas. Patio area. Timber shed. Brick shed. Secluded by timber fencing. Bin access via close to left of property and wrought iron gate to rear garden. **Front** garden set out in pavements for ease of maintenance. Fencing and wrought iron gate.



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.

TO VIEW

Please contact Miller Gerrard Solicitors on 01250 873468.

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewing – telephone 01738 635301 on weekdays 8.30 am to 9.00 pm, Saturdays 9 am to 4 pm and Sundays 10 am to 4 pm.

The above particulars, while believed to be true, are not guaranteed and will not be held to form part of any contract of sale.



GROUND FLOOR



1ST FLOOR

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.
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