

MILLER GERRARD

Solicitors and Estate Agents



WINTERS, 22 BEECHES ROAD, BLAIRGOWRIE, PH10 6PN

A DETACHED 5 BEDROOM FAMILY VILLA CLOSE TO THE SCHOOL AND RECREATION CENTRE.

- LOUNGE, FAMILY/DINING ROOM,
- KITCHEN, BREAKFAST ROOM, CONSERVATORY,
- SOCIAL/ENTERTAINMENT ROOM,
- 5 DOUBLE BEDROOMS, ONE WITH TOILET ENSUITE
- FAMILY BATH & SHOWER ROOM, CLOAKROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING, PARKING, LARGE GARDEN
- EPC BAND 'C' COUNCIL TAX BAND 'F'
- HOME REPORT VALUE £270,000

OFFERS OVER £248,000

This most attractively presented large family home was an original show home in 1978 and is conveniently situated on a large plot close to Blairgowrie High School and Recreation Centre, 5 minutes by car from shops and amenities. It was renovated and greatly extended in 2008. There are views from the front bedroom windows towards Rattray Hill in the distance. The generously sized accommodation comprises a large and welcoming front facing lounge with open fire. There is a good sized family room/dining room with patio doors opening to the beautiful rear garden. The modern kitchen which is also rear facing, has an extensive range of modern floor and wall mounted units. There is a circular sink and drainer, ceramic fitted hob with cooker hood above, built in double oven, dishwasher, washing machine and fridge freezer. The kitchen gives direct access to the breakfast room, which in turn leads to the large social/entertainment room to the front, and the light and bright conservatory with double French doors leading to the rear garden. There is a cloakroom with access from the hall. The staircase leads to the upper floor where there are 3 front facing double bedrooms one with ensuite toilet, and two with built in wardrobes. There are 2 rear facing bedrooms, one with a sliding door taking you to the balcony with seating area and views over the garden, and the other with double built in wardrobe. There is a large family bathroom with modern white units, walk in shower lined in Wetwall, and large feature, freestanding bath.

The parking area to the front of the house is large enough for 6 cars or more, and the generously sized, secluded rear garden is set out for ease of maintenance in sculpted lawn, with well tended borders, mature trees and shrubs. There are well positioned patio areas with a specific paviour area for sitting beside the conservatory. The garden benefits from a greenhouse and large garden shed.

The country town of Blairgowrie is conveniently situated within approximately 25 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



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. Made with Metropix @2017

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	4.987 X 4.216	DOUBLE BEDROOM 1	4.623 X 2.997
FAMILY ROOM	4.343 X 3.378	DOUBLE BEDROOM 2	3.378 X 2.819
KITCHEN	3.277 X 2.819	DOUBLE BEDROOM 3	3.658 X 2.515
BREAKFAST ROOM	3.099 X 2.819	DOUBLE BEDROOM 4	3.378 X 3.150
CONSERVATORY	3.353 X 3.353	DOUBLE BEDROOM 5	3.404 X 3.175
SOCIAL/ENTERTAINMENT ROOM	5.944 X 3.048	BATHROOM	4.140 X 2.007

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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.

TO VIEW

Please contact Miller Gerrard Solicitors 01250 873468

Alternatively, when our office is closed, please contact the staff at PSPC (Perth Solicitors' Property Centre) who will be happy to arrange viewings. Telephone (01738) 635301 on weekdays 08:30 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