

# MILLER GERRARD

Solicitors and Estate Agents



**23 PARK DRIVE, BLAIRGOWRIE, PH10 6PH**

**AN IMMACULATELY PRESENTED MID-TERRACED VILLA, MODERNISHED AND FRESHLY DECORATED.**

- LOUNGE/DINING ROOM
- KITCHEN
- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARDENS AND BRICK STORE OR COAL SHED AND WOODEN SHED
- GAS CENTRAL HEATING/DOUBLE GLAZING
- EPC BAND 'C' COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £120,000

**OFFERS OVER £120,000**

This immaculately presented mid terraced villa is situated in a desirable established residential area and is convenient for all local amenities.

The spacious accommodation comprises Lounge, Kitchen with white goods, two Double Bedrooms and Bathroom. There is gas central heating and the property is fully double glazed. There is a useful store/coal shed at the covered backdoor, a good sized garden with garden shed and on street parking.

The property enters by a double glazed front door with glass insert, into the open and spacious entrance hall, with window at the stairs leading to the upper floor. There is an under stairs alcove and large deep cupboard, which houses the electricity meter.

To the RHS off the hallway is the Lounge, which enters by a fully glazed door with large dual aspect windows facing both the front and rear with curtain pole, and blinds. There is a fitted carpet and also room for a dining table.

The bright and newly appointed Kitchen is fitted with a range of tasteful floor and wall mounted units with contrasting work surfaces and tiling behind. There is Vinyl flooring throughout, a washing machine, ceramic hob, double oven and grill and integrated fridge/freezer. The window faces the rear garden and the half glazed rear door leads you to the covered area where the store/coal shed is situated.

On the first floor you will find the recently installed family Bathroom with WC, WHB and bath with over bath shower and shower screen. There is Vinyl flooring.

Double Bedroom 1 is a front facing good sized double bedroom with carpet, large window and a walk-in shelved cupboard,

Double Bedroom 2 is a rear facing good sized double bedroom with carpet, window and cupboard.

To the front of the property are mature shrubs surrounded with gravel. To the rear is a good sized garden enclosed with hedging. It is mostly laid with lawn, there are mature shrubs, a gravel area and clothes poles and there is a garden shed.

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



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	5.76 X 3.71 (at widest)	REAR BEDROOM	4.13 X 2.74
	5.76 X 2.69 (narrowest)	FRONT BEDROOM	5.10 X 2.92
KITCHEN	2.51 X 2.51		
FAMILY BATHROOM	2.21 X 1.65		

### 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.

#### 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.



**THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE**