

MILLER GERRARD

Solicitors and Estate Agents



46 SMITHFIELD CRESCENT, BLAIRGOWRIE, PH10 6UE

A detached 3 or 4 bedroom bungalow in walk-in condition
on corner site.

Lounge, Dining Room/Bedroom 4,
Kitchen/Dining,

3 Double Bedrooms, Bathroom

Parking, Large Single Garage, Garden.

Gas Central Heating, Double Glazing EPC Band 'D'

Home Report Value £200,000

OFFERS OVER £200,000

This most attractively presented Muir Homes built detached bungalow is situated on a corner site in a desirable established development within approximately 5 minutes walk of primary and secondary schools. The comfortable accommodation comprises open plan hallway with steps down to sunken, front facing lounge, dining room/bedroom 4. The property benefits from a good sized and recently modernised breakfasting kitchen to the side. There are 2 large and one smaller double bedrooms to the rear, and bathroom. There is gas central heating and double glazing. Outside there is driveway parking, an enclosed fenced parking/seating area in paviours, a large single garage with up and over door and a well maintained secluded rear garden, mainly laid out in lawn with heaths and mature shrubs. The timber gate divides the rear garden from the garage/courtyard area. The front garden, mainly in lawn with flower borders, beech hedging and mature trees.

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 organizations and several golf courses locally. The beautiful Perthshire countryside offers walking on paths and tracks close to the house or further afield (25 minutes by car) in Glenshee, Glenisla and Strathardle.



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LOUNGE



LOUNGE



KITCHEN



KITCHEN



DINING ROOM



HALL



BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



REAR GARDEN



REAR GARDEN

ROOM DIMENSIONS:

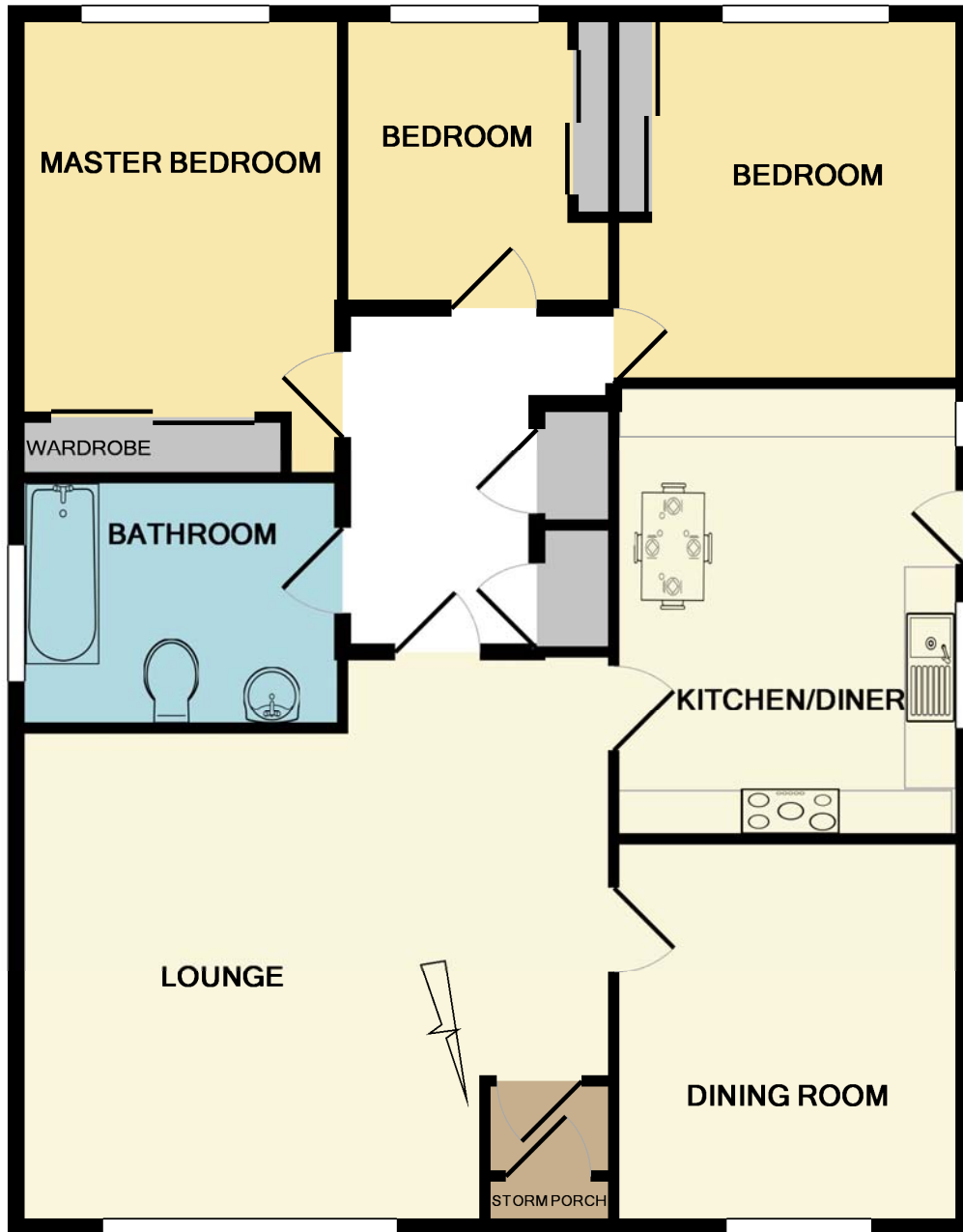
Lounge	5.58 m x 4.42 m
Kitchen	4.67 m x 3.15 m
Dining Room	3.45 m x 3.17 m
Bedroom 1	4.11 m x 2.90 m
Bedroom 2	3.78 m x 2.90 m
Bedroom 3	3.78 m x 2.90 m

LOCATION MAP:



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FLOOR PLAN:



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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Home Report Value £200,000 EPC Band 'D'

Central heating – Gas Central Heating, Double Glazing, Exterior Tap.

Council Tax Band – 'E'

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 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.

Miller Gerrard,

The Studio, 13 High Street, Blairgowrie, PH10 6ET

Tel: 01250 873468 Fax: 01250 875257

www.millergerrard.com property@millergerrard.co.uk

