

MILLER GERRARD

SOLICITORS AND ESTATE AGENTS



MG

**62 SMITHFIELD CRESCENT
BLAIRGOWRIE PH10 6UE**

**PRICE REDUCTION
OFFERS OVER £165,000**

**Detached 3 bedroom bungalow in
established residential location
Lounge, dining room, kitchen,
3 double bedrooms, bathroom,
shower room, gch, dg, parking, garden.**

Home Report Value £170,000 EPC Band C



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PSPC

This most desirable detached bungalow is situated in an established location within walking distance of schools and amenities. The generous accommodation comprises front facing lounge, dining room extension with patio doors to the rear garden, 3 double bedrooms, bathroom and shower room. There is gas central heating and the property is double glazed. Outside there is driveway parking and the secluded rear garden is set out in paving for ease of maintenance.

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 with 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 a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

The property enters by the half glazed front door to the L shaped hall with tiled top storage. Shelved cupboard with light. Additional cupboard with shelving and space for tumble dryer. Two 3 unit spotlight fittings. Laminate flooring. Hatch to attic.

LOUNGE 15 ft 9" x 9 ft 2" least and 11 ft 3" most



Enters from hall by modern glazed door with matching screen. Window to the front. Metal curtain pole. Shelved area.



KITCHEN 10 ft 10" x 9 ft 10"



Breakfasting kitchen with window to the rear garden. Range of modern floor standing and wall mounted units. Gas hob and electric oven with stainless steel extractor canopy above. Tiled behind units. One and a half unit stainless steel sink with mixer tap. Plumbed for washing machine and dishwasher. Four unit spotlight fitting. Vinyl flooring. Space for table. Archway leads to **rear hall** with boiler cupboard and half glazed door to side of property.



SHOWER ROOM enters from rear hall. White WHB and WC. Tiled shower cabinet. High level window. Fitted mirror with light above. Ceiling and one wall in pine panelling. Vinyl flooring.

DINING ROOM 15 ft 4" x 10 ft 9"



Enters from rear hall by modern glazed door. Sliding patio door and screen open to rear garden. Metal curtain pole. Vertical slatted blinds. Coving. Shelved alcove. Laminate flooring.

DOUBLE BEDROOM 8 ft 10" x 8 ft 8"

Window to the front. Double built-in wardrobe with sliding doors. Recessed shelf storage. Wall light. Metal curtain pole.

DOUBLE BEDROOM 9 ft x 8 ft 10"

Window to the side. Double built-in wardrobe with sliding doors. Recessed shelf storage. Metal curtain pole.

DOUBLE BEDROOM 10 ft 9" x 9 ft 9"

Window to the rear. Two double built-in wardrobes with sliding doors. Wooden curtain pole. Roller blind.



BATHROOM with high level window to the side. White bathroom suite. Heated towel rail. Fully tiled on two walls. One wall in timber panelling. Wall light. Wall mounted mirror fronted medicine cabinet. Glass shelf. Laminate flooring.



**Gas central heating. Double glazing. Exterior tap.
Council Tax Band E
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.

PARKING Driveway parking in Balmullo chips.

GARDEN Rear garden set out for ease of maintenance in paving with additional raised patio area. Secluding hedging. Front garden in lawn and shrubbery.

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.



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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