

MILLER GERRARD

SOLICITORS AND ESTATE AGENTS



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**BLAIRSYDE,
ROSEMOUNT PARK GARDENS,
BLAIRGOWRIE
PH10 6TW**

PRICE REDUCTION

FIXED PRICE £186,000

**Detached two bedroom bungalow in desirable
established residential area.
Lounge/dining, breakfasting kitchen, utility room.
2 double bedrooms, shower room,
gch, dg, garage, parking, garden.**

Home Report Value £186,000 EPC Band 'C'



This beautifully presented two bedroom bungalow is situated in a desirable area of Blairgowrie. The property is located well back from the road with access to the property via its own tarmac driveway. The accommodation over one floor comprises of entrance porch, a lovely bright open reception hall, spacious and bright open plan lounge/dining room, breakfasting kitchen, generous utility room, two double bedrooms and family shower room. Externally the property is situated within its own easily maintained, secluded and well established gardens with mature shrubs, pathways, patio areas and lawn. The garden to the side of the property benefits from a well laid out patio area which takes advantage of the late afternoon and evening sunshine and has direct access to a comfortable summer house with decked terrace and electric power. There is also a good sized shed to the rear of the property with access to an external electric power supply and a greenhouse with its own direct electricity supply. The front of the property is laid out with pathways, mature plants and Balmullo chips. Access to the single, above average length garage is via the up and over door. The garage is fitted with shelving and has a rear workshop area, water, electric power and light. There is gas central heating and double glazing throughout.

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.

DIRECTIONS TO THE PROPERTY FROM THE TOWN CENTRE ARE: HEADING TOWARDS COUPAR ANGUS ON THE COUPAR ANGUS ROAD TAKE THE TURNING INTO MANOR PARK OPPOSITE THE HARDWARE STORE. TAKE THE SECOND ON THE LEFT TURNING INTO ROSEMOUNT PARK DRIVE AND THEN TURN INTO THE FIRST DRIVEWAY ON THE RIGHT, SIGNPOSTED BLAIRSYDE.

The property enters into the porch by a solid wood door with glass panel, matching glass side panel and parquet flooring leading to the:

HALL:



A bright and spacious hall entered from the porch via a fully glazed door with matching glass side panels providing access to all accommodation.

There is a radiator, carpet and a cloak/cupboard with full length mirror fitted to the outside of the door.

LOUNGE/DINING ROOM:
DINING AREA MEASURES: 13' 11"
LOUNGE AREA MEASURES: 17' 5" X 13'



A very bright and spacious L shaped public room with generous dining area. There are two beautiful picture windows fitted with venetian blinds facing the front of the property and side patio doors leading to the outside patio area. With a fitted pendant light over the dining area, fitted ceiling fan/light and fitted wall lights to the lounge area, this is the perfect room for entertaining. The room is fully fitted with carpet, coving and telephone points with direct access to the kitchen and utility area.



BREAKFASTING KITCHEN
14' X 9' 11"

A well-proportioned room accessed from both the lounge and utility area with plenty room for a kitchen table. There are both fitted wall and base units. A dual fuel cooker with extractor fan, 4 burner gas hob and electric oven with stainless steel splash back and tiling. 1½ stainless steel sink and drainer unit. There are two large windows fitted with venetian blinds, one facing the back of the property and one facing the side patio area. Radiator, television socket, newly fitted kitchen floor covering and a door providing access to the utility room.



UTILITY ROOM



A good sized utility room providing excellent storage and fitted with both wall and base units and two useful cupboards. There is plumbing for a washing machine and dishwasher with room for a separate tumble dryer as well as a sink with tiled wall. For ease of access, the Combi central heating boiler and the hatch with access to the floored loft area with electric light and a Ramsay ladder are located in the utility room.



There is a useful telephone point. The rear door with glass panel provides access to the back garden area.

BEDROOM 1 (FRONT FACING) 10'7" x 11'11"



A very spacious double bedroom with window to the front fitted with a venetian blind. Laminate flooring, double built in wardrobe, telephone point and radiator.

BEDROOM 2 (REAR FACING)

A second good sized double bedroom with window to the rear, fitted with a venetian blind. Laminate flooring, double built in wardrobe and radiator.



SHOWER ROOM



Fitted with a white suite comprising W.C. and wash hand basin with surrounding tiling. There is a good sized walk in corner shower area with Wetwall, window to the rear and sunken spot lights.

Included in the price are all fitted floor coverings, curtains and blinds, light fittings, washing machine, cooker, green house, garden shed and summer house.

Central heating, double glazing, exterior electric fittings.

Council Tax Band 'D'

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: Private tarmac driveway with sufficient parking for a large number of cars.

GARAGE: Single, up and over garage door situated at the front of the property provides access to the above average length garage with water, power and light, shelving and rear workshop area.

FRONT GARDEN: To the front of the property there is an area of garden ground which is laid out with planted borders containing heathers, shrubs, mature trees and a Balmullo chipped area. There is a long tarmacadam driveway offering parking for a number of cars.



REAR GARDEN: A well-proportioned rear garden with lawn, greenhouse, mature shrubs and bin storage area. This leads to the side garden providing privacy and seclusion with its beautiful summer house and large patio area - the perfect space for relaxation and socialising.

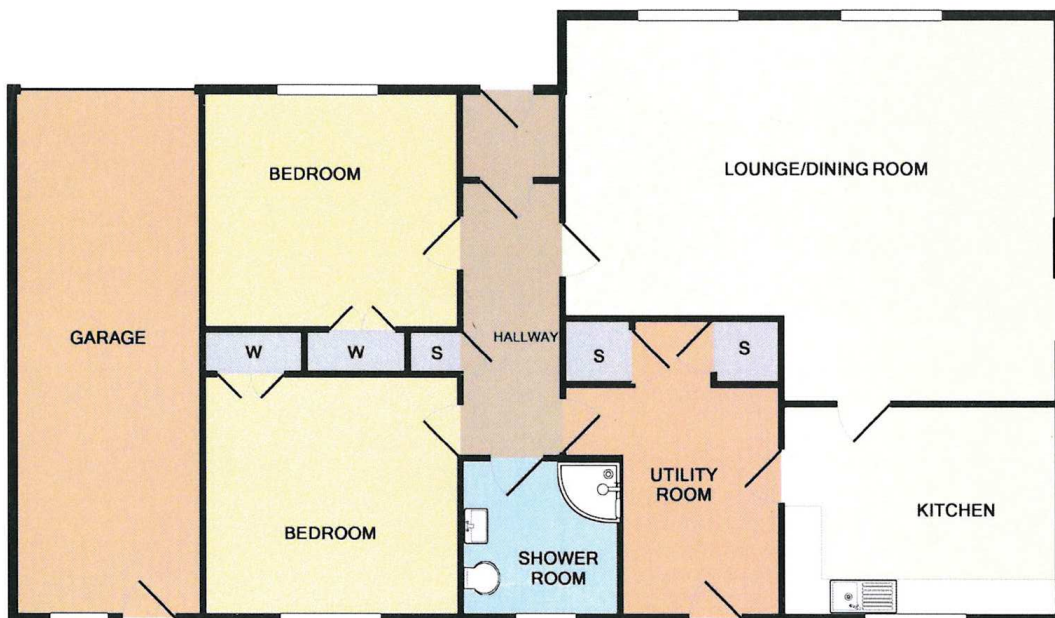


It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

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.