

MILLER GERRARD

Solicitors and Estate Agents

**PRICE
REDUCTION**



1 GRANGE PLACE, PERTH STREET, BLAIRGOWRIE PH10 6DP

A SPACIOUS 2 BEDROOM FIRST AND SECOND FLOOR MAISONETTE SET IN A TRADITIONAL STONE BUILDING.

- LOUNGE
- KITCHEN/DINING
- 2 DOUBLE BEDROOMS
- BATHROOM
- OUTSIDE STORAGE AND GARDEN
- ELECTRIC CENTRAL HEATING/DOUBLE GLAZING
- EPC BAND 'E' COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £65,000

OFFERS OVER £59,950

This spacious two bedroom first floor flat, which forms part of a traditional stone building, is centrally located and is convenient for local shops and amenities. The property benefits from a designated bright and sunny rear garden with out building, garden shed and large shared drying green. The property comprises a good sized lounge with large bright front facing window, open shelved press and original coving. There is a large, rear facing kitchen/dining room with views of the rear garden, stainless steel sink unit, electric cooker, and a range of base and wall units with a designated bench style dining area. There are two double bedrooms, the rear facing bedroom has a fitted, double, mirror fronted wardrobe, with the front facing bedroom having a range of built in open hanging and shelving units. There is a good sized bathroom with three piece suite and an over bath electric shower, with glass shower screen. At the top of the stairs you will find a large storage cupboard. The property would benefit from some general modernisation.

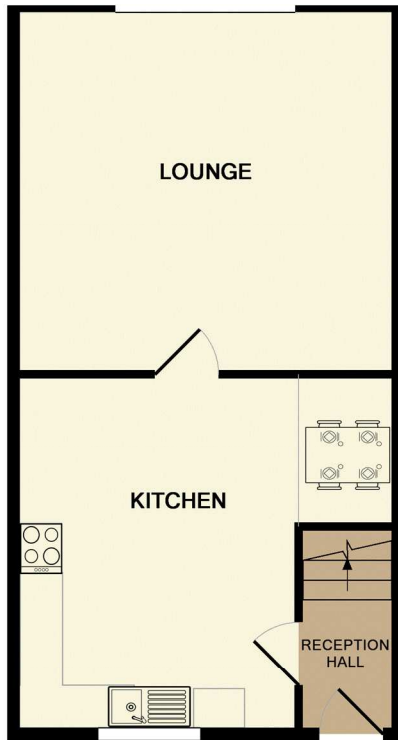
The Home Report recommended that the house should be inspected by a specialist firm dealing with the treatment of dampness and timber defects to find out the extent of repairs required. An inspection has been carried out by the specialist firm of Richardson and Starling, and their report can be made available to any seriously interested party. In addition, the Home Report also recommended a competent building/roofing contractor be appointed. An inspection has been carried out by Stuart McCowan Ltd and Artisan Roofing and their reports can be made available for any seriously interested party.

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.

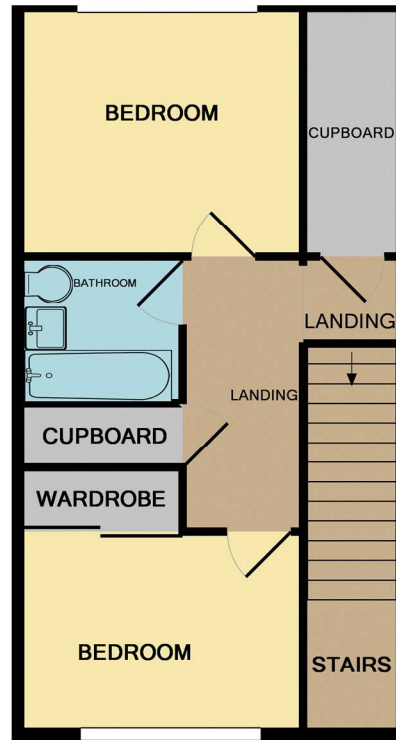




FLOOR PLAN



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)	
KITCHEN (EXCLUDING DINING AREA)	4.25 M X 3.35 M	BEDROOM (FRONT FACING)	3.37 M X 2.96 M
KITCHEN (INCLUDING DINING AREA)	4.25 M X 4.26 M	BEDROOM (REAR FACING)	3.24 M X 2.39 M
LOUNGE	4.34 M X 4.27 M		
BATHROOM	2.20 M X 1.91 M		

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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