

MILLER GERRARD

Solicitors and Estate Agents



TO LET

5 CHURCH STREET, ARDLER, PH12 8ST

A MOST ATTRACTIVE UNFURNISHED TRADITIONAL ONE BED TERRACED GROUND FLOOR FLAT. LOCATED IN A QUIET RESIDENTIAL AREA OF ARDLER AND IN EXCELLENT DECORATIVE ORDER THROUGHOUT.

- ENTRANCE VESTIBULE/HALLWAY
- OPEN PLAN KITCHEN / LIVING ROOM
- GARDENS TO THE REAR
- GARDEN SHED
- DOUBLE GLAZING
- COUNCIL TAX BAND 'A'
- REGRET NO SMOKERS OR PETS
- DOUBLE BEDROOM
- SHOWER ROOM
- DRYING AREA
- GAS CENTRAL HEATING
- EPC BAND 'D'
- DEPOSIT AND REFERENCES REQUIRED
- LANDLORD REGISTRATION:
454809/340/14471

£ 375.00 PCM

This one bed ground floor apartment, is situated within a traditional terrace row, and has been freshly decorated throughout. The picturesque location of this charming property offers excellent country living, with the cities of Perth and Dundee being approximately 30 minutes away by car.

ENTRANCE VESTIBULE / HALLWAY: With large under stairs storage cupboard with shelving and lighting.

DOUBLE BEDROOM ONE (FRONT): With traditional high ceilings, large deep set window and vertical blinds, fitted carpet, radiator and telephone point.

OPEN PLAN LIVING ROOM / KITCHEN: This rear facing comfortable open plan living space, with window to the gardens fitted with blinds, traditional high ceiling and laminate flooring, provides plenty of room for casual seating and dining, and the perfect environment for relaxation and entertaining. Fitted with a range of both floor and wall mounted kitchen units, stainless steel sink with mixer tap, electric hob with oven below and extractor above, washing machine and fridge. There are television, telephone and electric points and spot lights.

SHOWER ROOM: Is accessed via the 15 pane glazed door to the rear lobby, with three piece suite comprising corner shower, corner sink and WC, tiled floor and window.

Complete with large rear garden, garden shed and drying area, this property must be seen to be fully appreciated.



This Private Residential Tenancy will include the following conditions:-

- The right in favour of the Landlord to review the rent once a year.
- The Landlord will be responsible for keeping the premises wind and water tight and the services in working order. The tenant will be responsible for all other repairs.
- The Tenant must not carry out any structural alterations or re-decoration without having first obtained the consent of the Landlord.
- The Tenant should keep the premises (including the garden) clean and tidy.
- The Lease must not be assigned, the house sub-let nor lodgers kept.
- No trade is to be carried on in the house.
- No pets shall be kept except those permitted in writing by the Landlord. The Landlord may withdraw permission at any time without giving any reason.

The rent is £375.00 per calendar month payable monthly in advance by standing order. A returnable deposit equivalent to one month's rent will be required. In addition the Tenant will be responsible for Council Tax (Band A which is currently £1138.83 p.a.) and payment for gas, electricity, telephone and other services.

References will be required, and it is regretted that no applications from smokers, can be accepted.

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

Tel: 01250
873468



Fax: 01250
875257

www.millergerrard.co.uk

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

The logo for Miller Gerrard, consisting of the letters 'MG' in a large, stylized, gold-colored serif font with a textured, metallic appearance. The logo is positioned above a thick, dark red horizontal line.