

MILLER GERRARD

Solicitors and Estate Agents



FLAT 1, 30 WELLMEADOW, BLAIRGOWRIE, PH10 6AS

A RARE OPPORTUNITY TO PURCHASE THIS GRADE B LISTED, BRIGHT AND SPACIOUS ONE BED FIRST FLOOR APARTMENT, LOCATED WITHIN A TRADITIONAL BUILDING, IN THE CENTRE OF BLAIRGOWRIE. THE PROPERTY OVERLOOKS THE WELLMEADOW, WITH FINE VIEWS OVER THE ROOFTOPS TOWARDS THE SIDLAW HILLS AND BEYOND.

- WELL MAINTAINED ENTRANCE HALL
- CARPETED STAIR WITH DECORATIVE BALUSTRADE
- OPEN PLAN DRAWING ROOM / KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- PARTIAL SECONDARY GLAZING
- GAS CENTRAL HEATING
- EPC BAND 'D'
- COUNCIL TAX BAND 'A'
- HOME REPORT VALUE £95,000

OFFERS AROUND £79,950

A rare opportunity to purchase this freshly decorated, Grade B Listed, bright and spacious one bed first floor apartment, located within a traditional building in the centre of Blairgowrie.

The accommodation comprises a large open plan drawing room with kitchen, shower room and double bedroom.

The property is situated on the first floor. A grand carpeted staircase with decorative balustrade brings you to the fully insulated front door, with decorative glazed insert, into the hallway with laminate flooring.

An extremely large open plan drawing room lies to the front of the property, commanding fabulous open views of the Wellmeadow and beyond. There are three large deep-set sash and case windows, with secondary glazing, all fitted with wooden blinds. The highly decorative coving, and impressive ceiling rose brings an abundance of character and style to this impressive and tremendously social room. The kitchen area includes a range of base units with matching worktops, there is a stainless steel sink, electric hob and oven and a standalone fridge freezer.

The shower room is fitted with a three piece suite including WC, WHB and cubicle shower lined with Wetwall. There is a fitted mirror, wall cabinets, an extractor fan and spotlights, and new Vinyl flooring.

A bright rear double bedroom with high ceilings, and a deep-set sash and case large window with ledge, curtain pole and curtains allows plenty of natural light to enter this comfortable room. There is a double wardrobe with sliding doors, and an additional store cupboard with shelves which houses the boiler, and there is a fitted carpet.

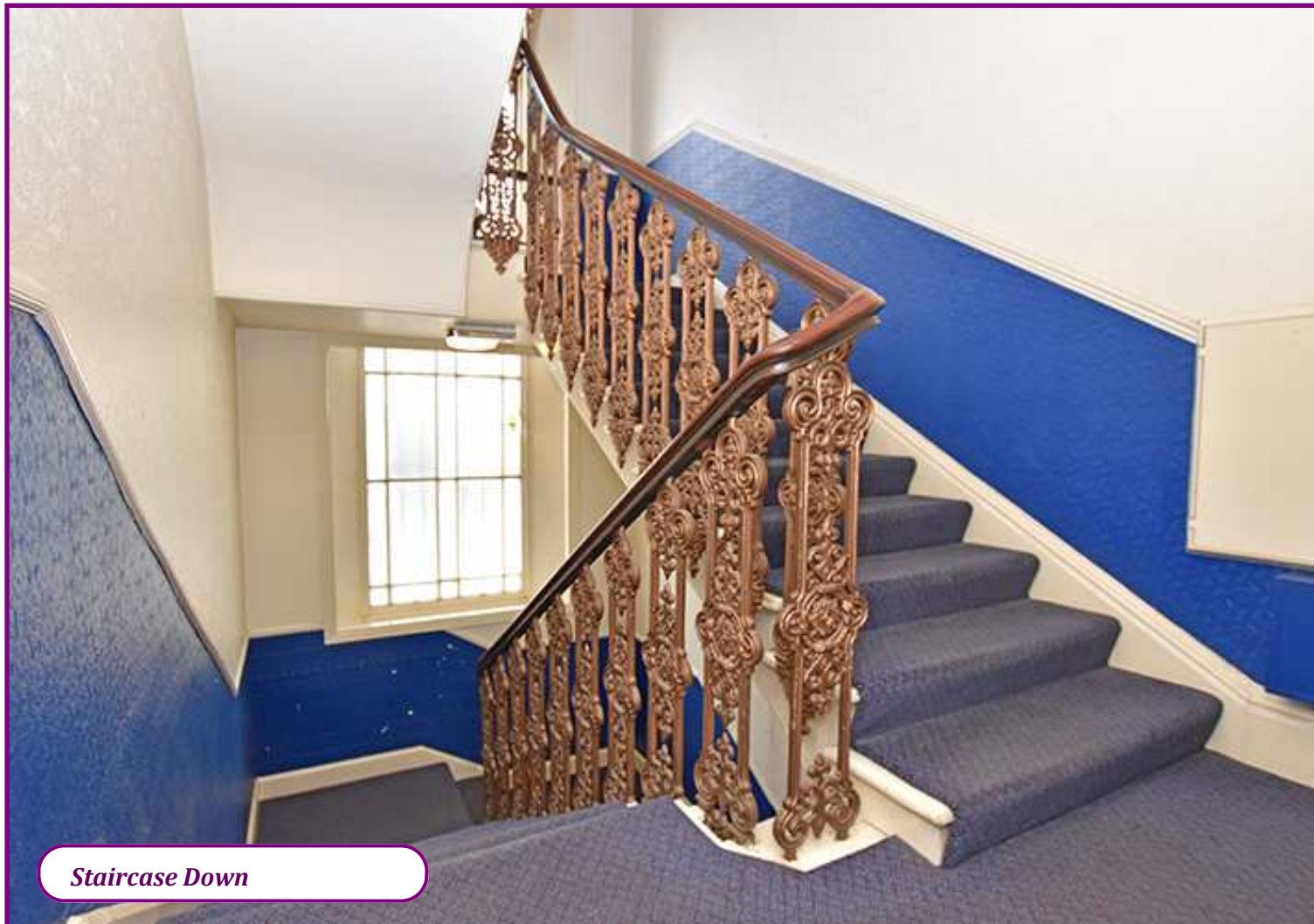
The property overlooks the Wellmeadow, and is ideally placed in the centre of town providing easy access to the local shops, restaurants and amenities. The beautiful River Erich flows through Blairgowrie and is perfect for strolling along the banks, sitting and relaxing and is an excellent river for fishing.

This property must be seen to be fully appreciated, and would be an ideal first step onto the property ladder.

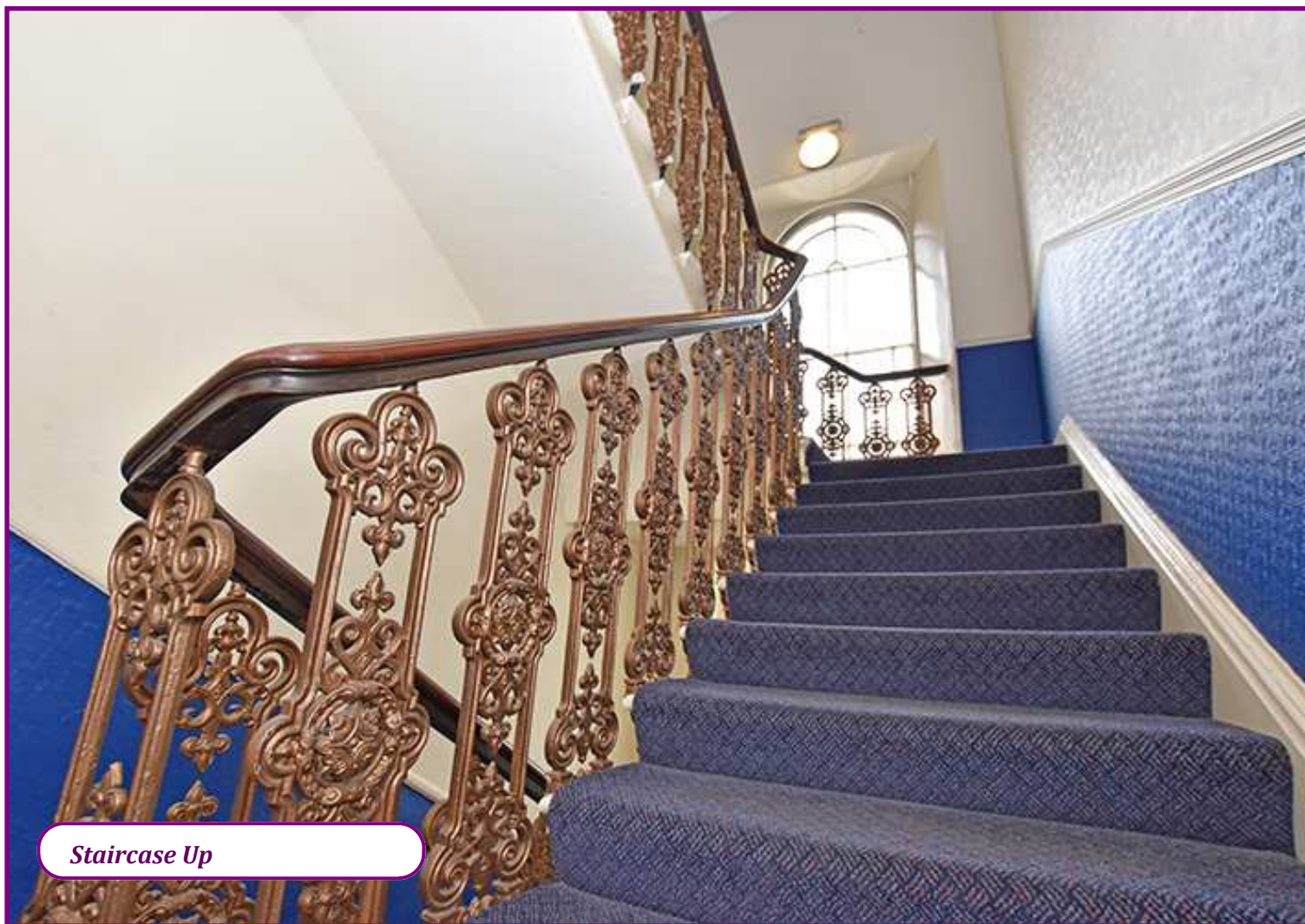
The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, 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.



Front Elevation



Staircase Down



Staircase Up



Open Plan Drawing Room / Kitchen



Open Plan Drawing Room / Kitchen



Rear Double Bedroom



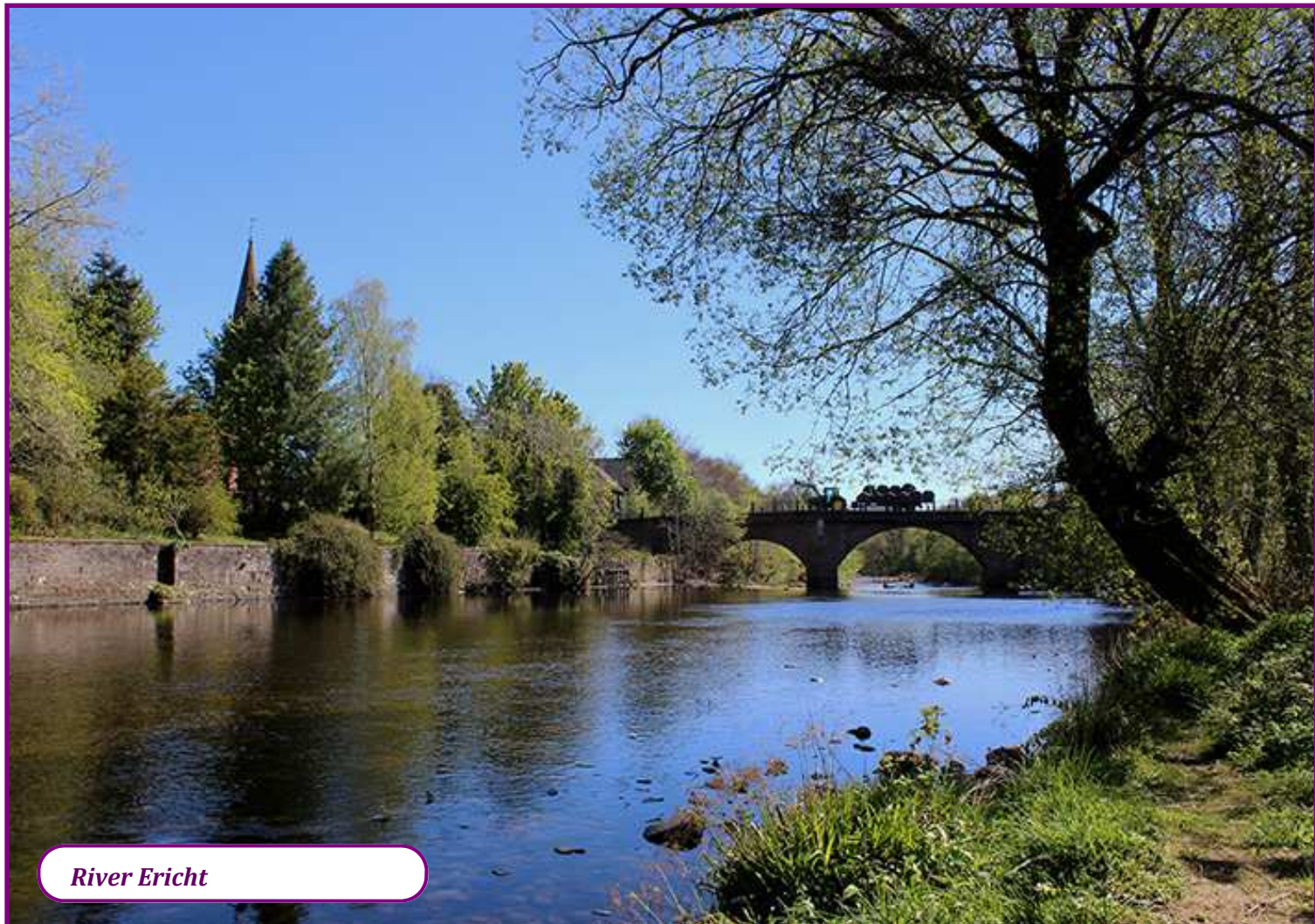
Shower Room



Front Elevation



View from Drawing Room /Kitchen

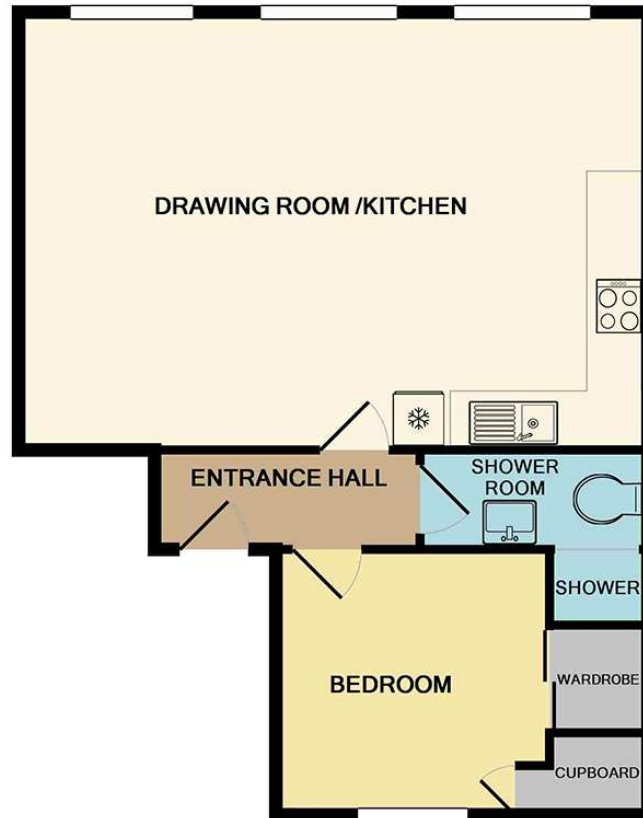


River Ericht



Wellmeadow

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. Made with Metropix @2017

ROOM DIMENSIONS	(in meters)	(in meters)	
DRAWING ROOM/OPEN PLAN KITCHEN	6.90 X 4.77	HALLWAY	2.91 X 1.08
DOUBLE BEDROOM (AT WIDEST)	3.00 X 2.90	SHOWER ROOM	2.50 X 1.08
DOUBLE BEDROOM (AT NARROWEST)	2.90 X 2.58		

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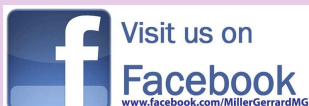
Solicitors and Estate Agents

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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.

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE