

MILLER GERRARD

Solicitors and Estate Agents



HOLMLEA, KEAY STREET, BLAIRGOWRIE PH10 6JG

A FRESHLY DECORATED TRADITIONAL DETACHED 2 OR 3 BED COTTAGE, LOCATED IN A DESIRABLE AND MUCH SOUGHT AFTER AREA OF BLAIRGOWRIE. THE PROPERTY IS WITHIN COMFORTABLE WALKING DISTANCE TO THE TOWN CENTRE WITH ITS LOCAL SHOPS AND AMENITIES.

- HALLWAY
- LOUNGE
- SECOND LOUNGE OR BEDROOM
- DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- SINGLE BEDROOM OR STUDY
- STAIRS TO DOUBLE BEDROOM
- GAS CENTRAL HEATING / DOUBLE GLAZING
- EPC BAND 'D' AND COUNCIL TAX BAND 'D'
- DRIVEWAY, CAR PORT, GARDENS
- HOME REPORT VALUE £195,000

OFFERS OVER £187,500

This traditional detached 2/3 bedroom cottage is located in a highly desirable and much sought after area of Blairgowrie. The property is located within comfortable walking distance of the town centre, with its local shops and amenities.

The property comprises hallway, lounge, second lounge or double bedroom, dining room, rear lobby, kitchen, family bathroom, rear single bedroom or office/study. and stairs take you to a double bedroom.

There is gas central heating and secondary glazing throughout.

The property enters by a half glazed front door into the entrance hallway with large under stairs cupboard and single glazed window.

Directly to the right is the lounge with bay window, high ceiling, original tiled fireplace, shelved press, fitted carpet and curtain pole.

To the left from the hallway is the second lounge or bedroom, with bay window, high ceiling, shelved linen press, carpet and curtain pole.

Again to the left is the rear dining room, with decorative high ceiling, dual aspect windows to the side and rear, original tiled fireplace, carpet and shelved press.

The rear lobby leads to the rear external door, and a sliding door brings you into the rear facing kitchen. The kitchen is fitted with a range of both floor and wall mounted modern kitchen units, which are approximately three years old. There is a bright rear facing window, stainless steel sink, washing machine, and dishwasher, standalone cooker with solid plate hob with oven and fridge freezer. The kitchen benefits from a large walk-in larder/store which is fitted with coat hooks, and there is Vinyl flooring throughout

The bathroom is of a modern style and comprises WC, WHB and bath, with over bath shower and screen. Wetwall is fitted in the bath and shower area and there is an obscure glazed window and Vinyl flooring.

Single bedroom three or study is to the rear of the property. This is a bright room with large window looking to the garden.

Stairs lead to the front facing double bedroom with dormer window, coombed ceilings and cupboards fitted into the coombed space. There are further storage cupboard on the landing.

Externally there is a driveway providing access to the rear garden, car port and outbuildings. The garden is predominantly laid with lawn and is surrounded by fencing, there is a raised decked are for sitting, mature shrubs and fruit trees. The front garden is fenced, with lawn and mature shrubs.

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.



Rear Garden



Lounge



Lounge



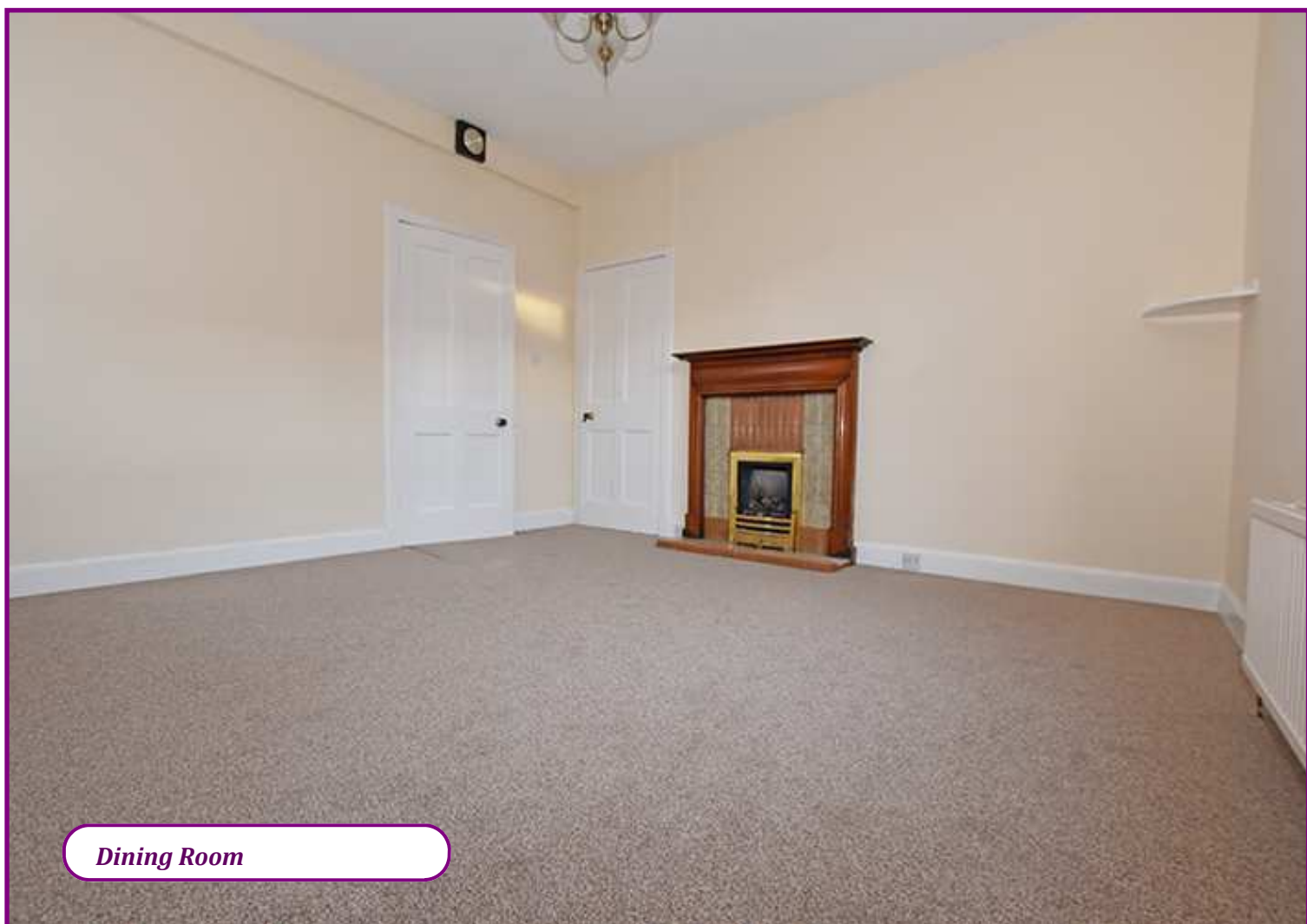
Kitchen



Kitchen



Dining Room



Dining Room



Double Bedroom 2 (front)



Single Bedroom 3 or Study (rear)



Family Bathroom



Double Bedroom (first floor)

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)
LOUNGE	3.59 X 3.99	SINGLE BEDROOM OR STUDY	3.22 X 2.03
DINING ROOM	3.68 X 4.00	FAMILY BATHROOM	1.99 X 1.79
KITCHEN	2.55 X 3.93	DOUBLE BEDROOM (FIRST FLOOR)	4.57 X 3.25
DOUBLE BEDROOM (FRONT)	3.98 X 3.66		

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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