

MILLER GERRARD

Solicitors and Estate Agents



BIRCHWOOD, EMMA TERRACE, BLAIGOWRIE PH10 6JA

AN INDIVIDUALLY DESIGNED SPLIT LEVEL FOUR BED DETACHED SOUTH FACING FAMILY HOME, LOCATED IN A HIGHLY DESIRABLE AND QUIET CUL-DE-SAC, PROVIDING EASY ACCESS TO THE TOWN CENTRE WITH ITS RANGE OF UNIQUE CAFES, SHOPS AND RESTAURANTS.

- LOUNGE
- KITCHEN
- FAMILY BATHROOM
- GARDEN SHED, SUMMER HOUSE AND GREEN HOUSE
- GAS CENTRAL HEATING
- EPC BAND 'D'
- HOME REPORT VALUE £230,000
- FAMILY OR DINING ROOM
- FOUR BEDROOMS
- OFF STREET PARKING
- WELL STOCKED GARDENS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'E'

OFFERS OVER £ 230,000

Millar Gerrard are delighted to bring to the market this individually designed split level four bedrooomed detached family villa. Situated at the end of two cul-de-sacs (Emma Terrace and Lochy Terrace) and on an elevated south facing position it looks over the town towards Strathmore, the Sidlaws and beyond. The location is a most desirable residential area and is only approximately 5 mins on foot to the town centre with shops and amenities.

The family accommodation is spread over three levels and is mostly south facing:

Upper Level : lounge and double bedroom (south facing)

Mid Level : 2 double bedrooms

Ground Level : family / dining room, double bedroom, kitchen and family bathroom (south facing)

There is gas central heating, double glazing throughout and a driveway which can accommodate 2-3 cars.

The property can be entered from the driveway on Lochy Terrace or Emma Terrace.

From the front of the house on Emma Terrace there are steps leading down through the front garden to the main door which opens to the mid level hallway with sanded floors and open plan stairs to the ground floor level and upper level.

To the left and right are two front facing bedrooms with sanded floors and windows facing the terraced front garden.

Three steps down takes you to ground level. This accommodation is all south facing and includes the rear entrance to the property.

To the left is a double bedroom with dual aspect windows looking out on the garden and has sanded floors.

The fully tiled family bathroom includes a white bathroom suite comprising WC WHB and bath with overhead shower. There is an obscured glazed window, fitted mirror, cabinet and towel rail.

To the right is the kitchen which has an extensive range of tiled work surfaces, a full height cupboard, breakfast bar with built in shelving and wall shelving. There is a stainless steel sink and draining board, washing machine and dishwasher. Also a space for a standalone fridge/freezer. There is a wall mounted gas combi boiler which provides all hot water and radiators. There is a large window looking out onto the rear garden and tiles on the floor.

A door leads to the rear entrance hall with tiled floor and an ample coat cupboard and storage area with small window.

Off the rear hall is the family / dining room with large double glazed windows the entire length of the room which overlook a large patio area and garden. There is also another window looking out onto the side garden. There is coving and corner shelving unit.

Stairs from the mid level take you to the upper level with airing cupboard and access to the attic.

To the right is the lounge with dual aspect windows looking down to the rear garden and panoramic views over the town to the distant hills. There is a raised and recessed display area with TV Arial point suitable for a large TV and shelving. There is also a large cupboard to the side of the recessed area. Sanded floors.

To the left is a double bedroom with a raised recessed area and access to under eaves storage area. Sanded floors and large window looking towards the hills.

The extensive and very secluded rear garden is mainly laid to lawn with mature trees including a weeping silver birch. There is a water feature lily pond and side patio area with herbaceous borders containing mature shrubs, a garden shed and summer house. Steps on both sides of property lead to the front terraced garden which is surrounded by hedging and planting. There is a large area of ground by the green house which is ideal for a vegetable plot. A rotary clothes dryer is to the side of the green house.

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.



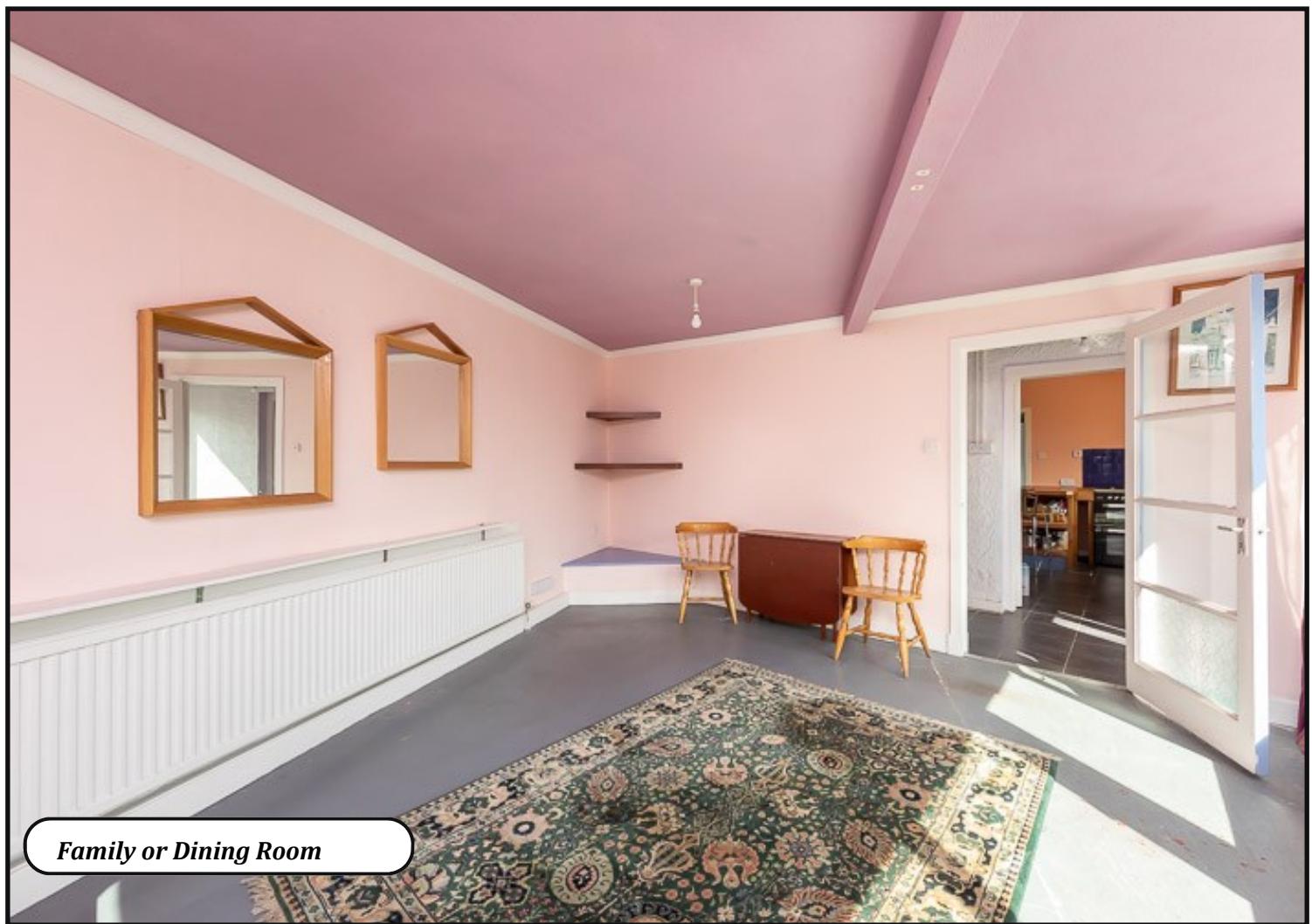
Lounge



Lounge



Family or Dining Room



Family or Dining Room



Kitchen



Kitchen





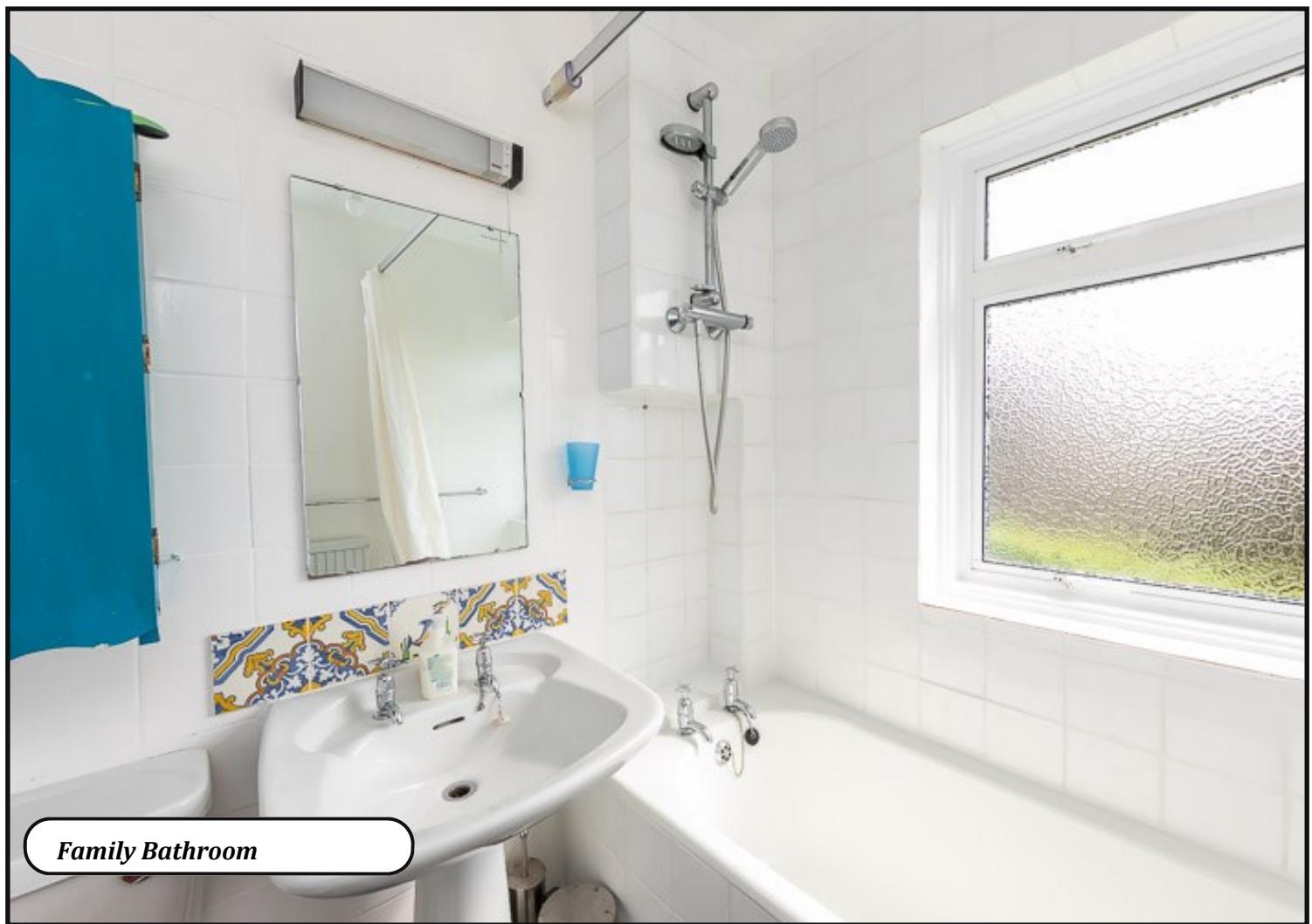
Bedroom 2



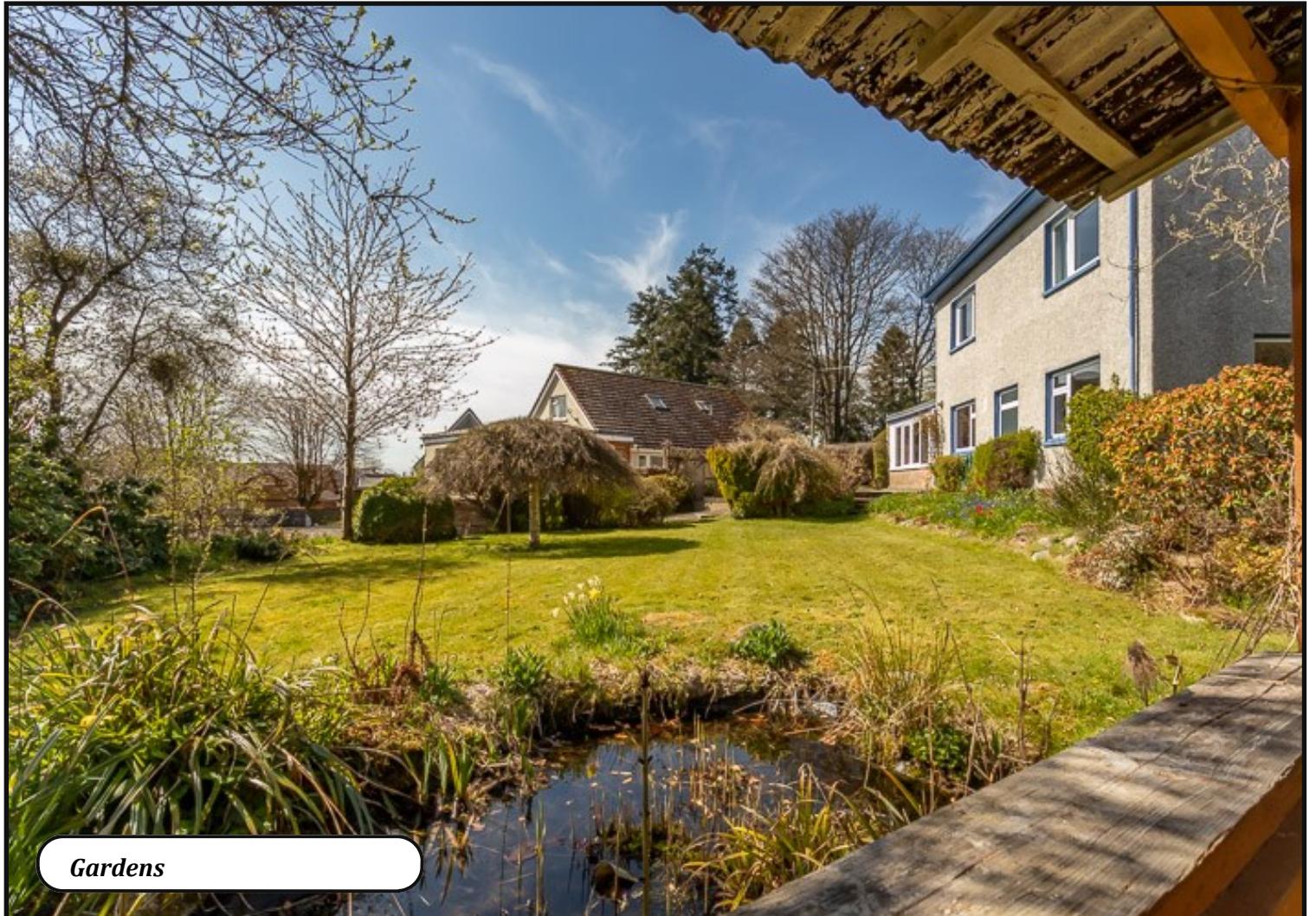
Bedroom 1



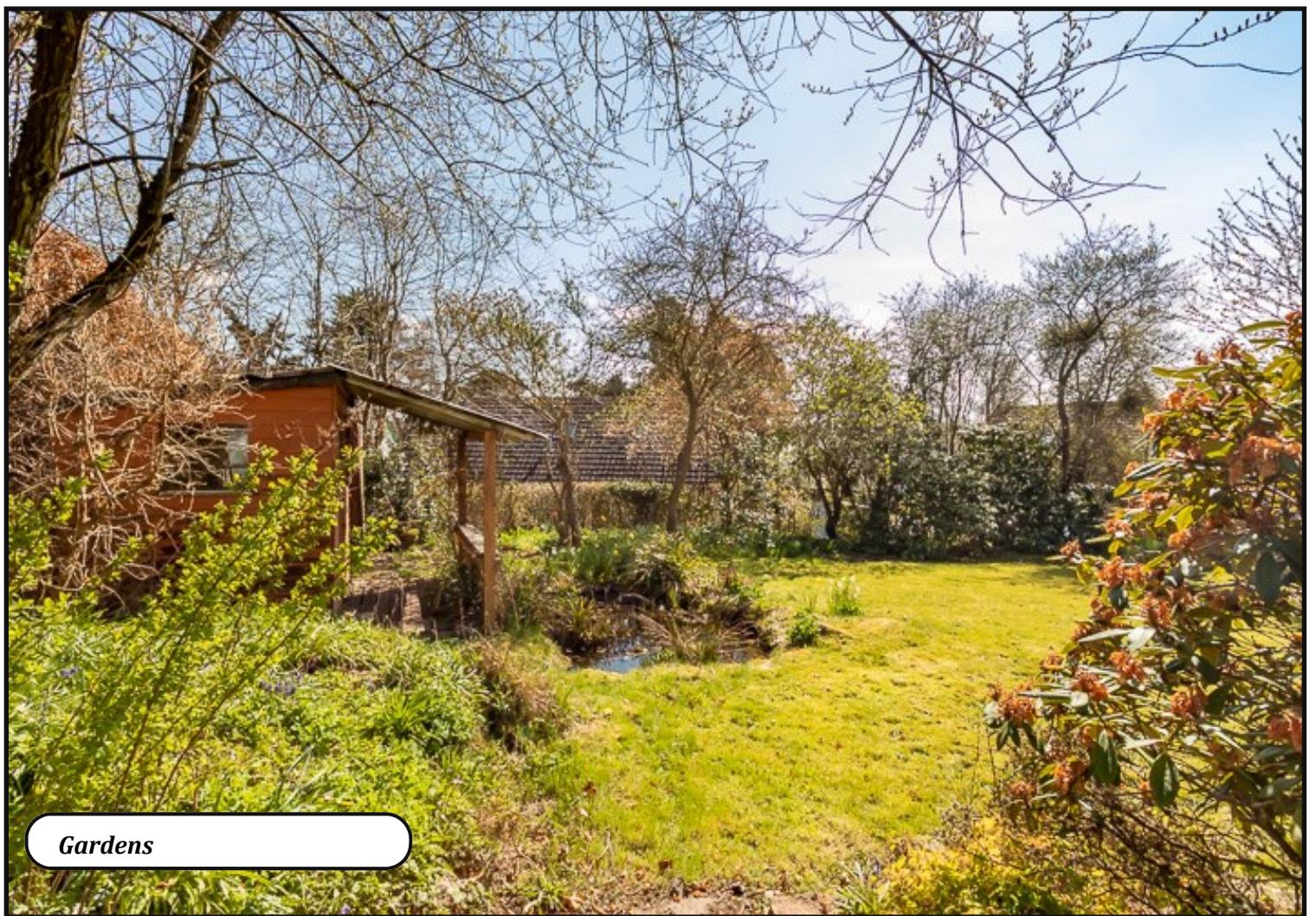
Bedroom 3



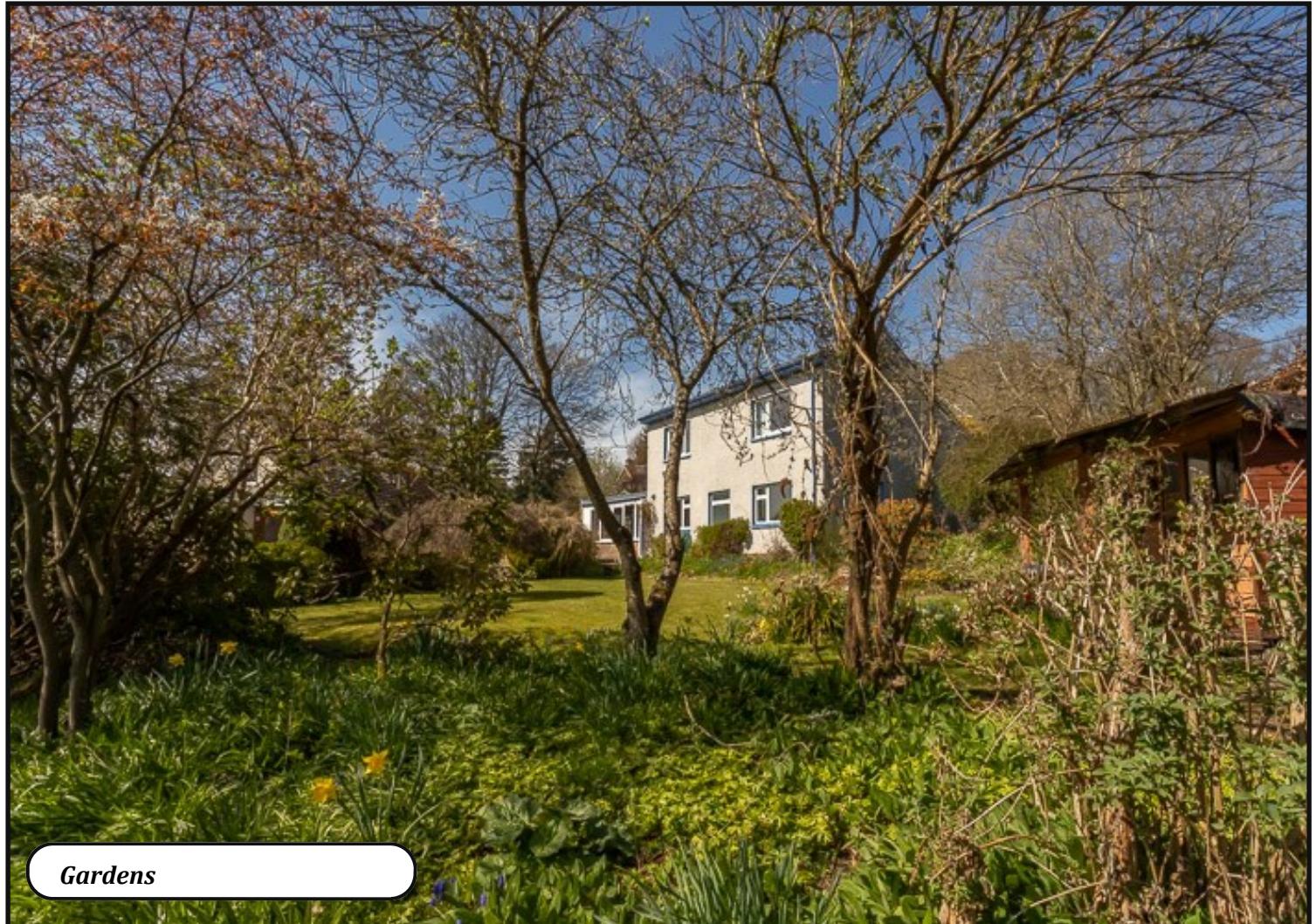
Family Bathroom



Gardens



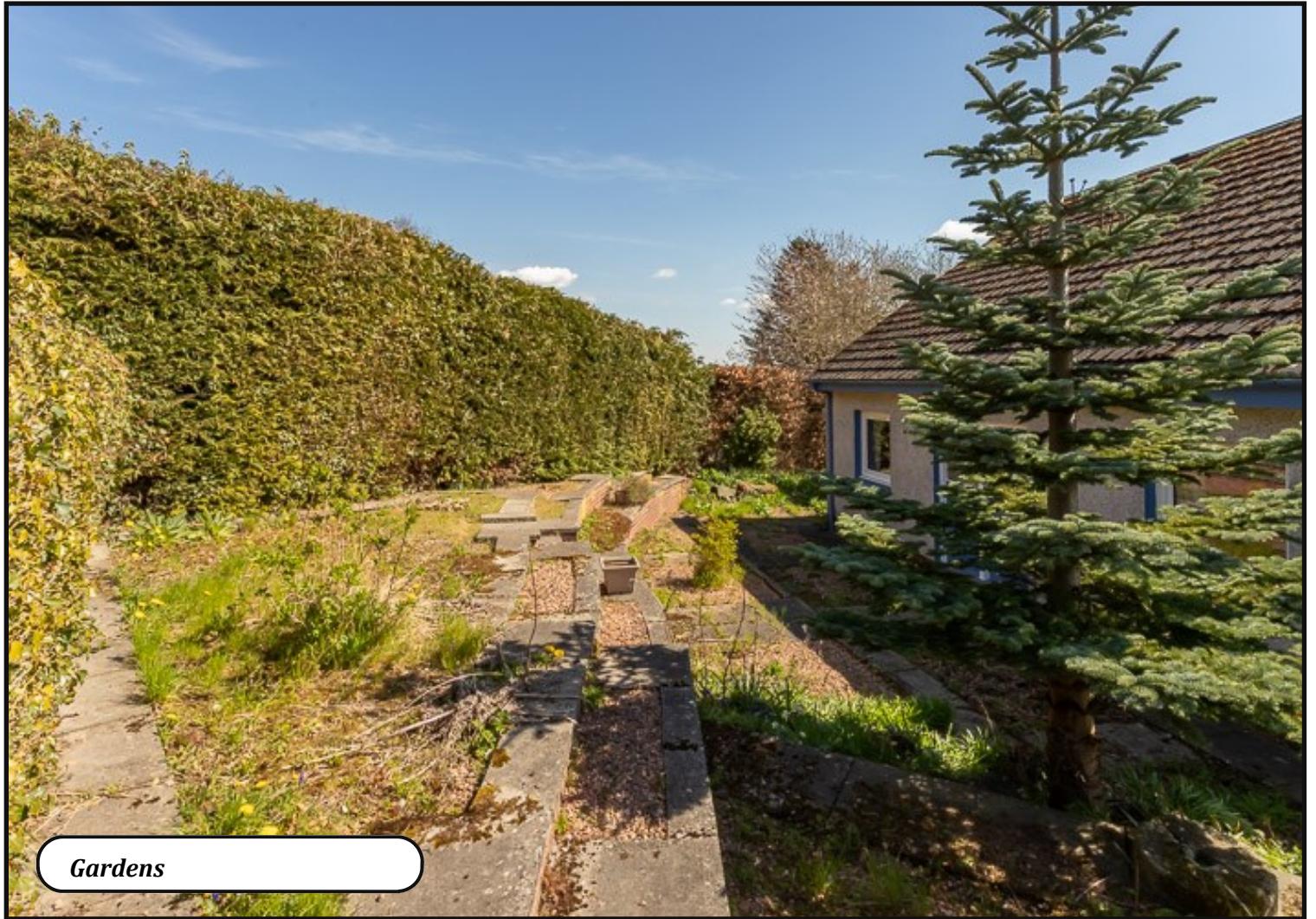
Gardens



Gardens



Patio Area



Gardens

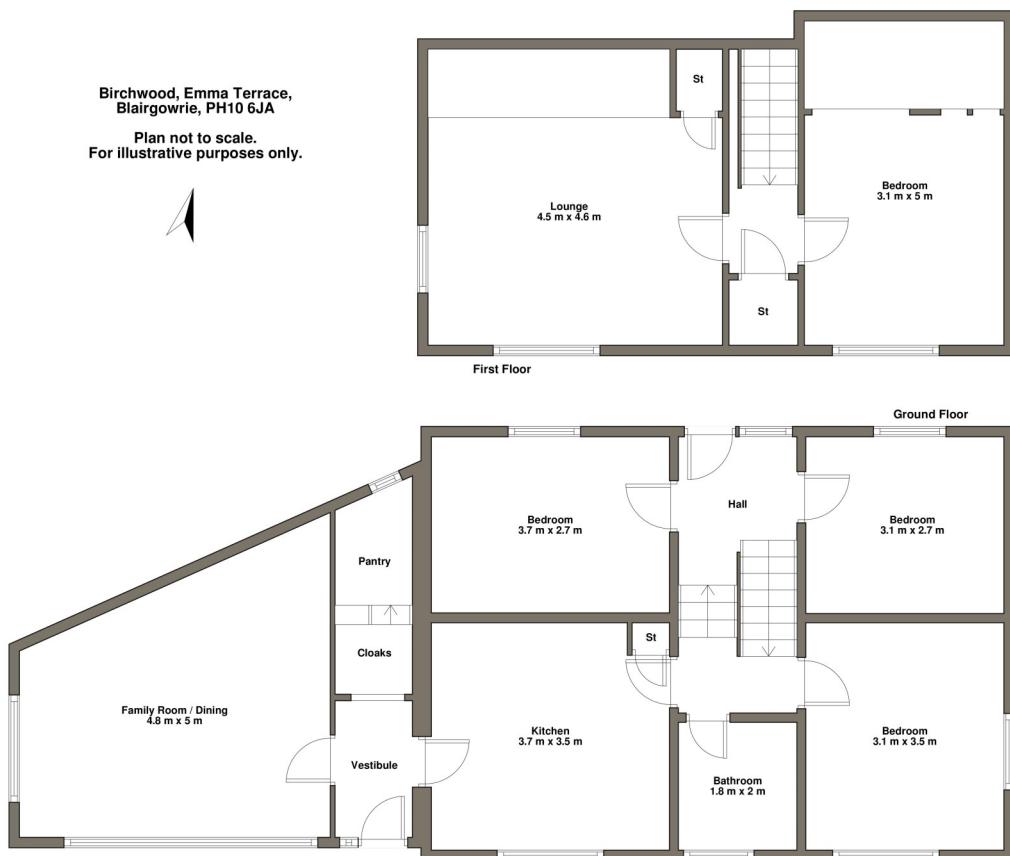


Gardens

FLOOR PLAN

Birchwood, Emma Terrace,
Blairgowrie, PH10 6JA

Plan not to scale.
For illustrative purposes only.



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..

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	4.50 X 4.50	BEDROOM 1	3.70 X 2.70
FAMILY OR DINING ROOM	5.00 X 4.80	BEDROOM 2	3.10 X 2.70
KITCHEN	3.70 X 3.50	BEDROOM 3	3.50 X 3.10
FAMILY BATHROOM	2.00 X 1.80	BEDROOM 4	5.00 X 3.10

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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 09:00 am to 5:00 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