

# MILLER GERRARD

Solicitors and Estate Agents



## **CREAGUIR, WOODLANDS ROAD, ROSEMOUNT, BLAIRGOWRIE PH10 6JX**

**A BEAUTIFULLY PRESENTED AND SPACIOUS THREE BED DETACHED BUNGALOW, LOCATED IN THE HIGHLY DESIRABLE ROSEMOUNT AREA OF BLAIRGOWRIE, WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE, AND THE FAMOUS ROSEMOUNT AND LANDSDOWNE CHAMPIONSHIP GOLF COURSES.**

- ENTRANCE HALLWAY
- KITCHEN WITH DINING AREA
- MASTER BEDROOM  
(WITH ENSUITE AND DRESSING ROOM)
- LARGE FAMILY BATHROOM
- LARGE GARAGE AND CAR PORT
- DOUBLE GLAZING
- COUNCIL TAX BAND 'F'
- LOUNGE
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- FRONT, SIDE AND REAR GARDENS
- GAS CENTRAL HEATING
- EPC BAND 'D'
- HOME REPORT VALUE £400,000

## **OFFERS OVER £399,950**

Miller Gerrard are delighted to bring to the market this superb three bed detached bungalow, which is located on the corner of Woodlands Road and Shawfield Lane within the highly desirable Rosemount area of Blairgowrie, close to the town centre, and the famous Rosemount and Landsdowne Championship Golf Courses.

Occupying a very generous corner plot, this delightful property benefits from the most peaceful and private surroundings, with large garden grounds which are surrounded by hedging, fencing and a stone wall.

The accommodation comprises, hallway, lounge, kitchen with dining area, utility room, master bedroom with dressing room and Ensuite, two double bedrooms and a large family bathroom.

The property enters by French doors into the bright and spacious carpeted hallway with window to the garden. There are two double cloak/storage cupboards and a hatch providing access to the partially floored attic space with power and electric light, providing a substantial additional storage option.

**Lounge:** A bright and spacious room with patio doors providing direct access to the garden, there are additional glazed panels to the side of the doors and both are fitted with blinds and curtains. There is a welcoming fireplace with gas fire, a marble hearth and mantle, wall lights, coving, spotlights and a fitted carpet.

**Kitchen and Dining Room:** Located to the rear of the property. This well appointed room comprises a range of both floor and wall mounted kitchen cabinets with contrasting work surfaces and tiling behind. In addition there are full height sliding storage cupboards, a separate storage cupboard housing the boiler, and a central island/ breakfast bar with large storage shelves suitable for more informal dining. There is a fabulous free standing five burner Britannia gas range with double oven, useful storage drawer below and large extractor above, a deep kitchen sink in white at the large window which overlooks the garden, an integrated fridge freezer, microwave and dishwasher, Vinyl flooring and spotlights. The Dining area, with large window to the garden provides the owner with a wonderful entertaining space for more formal dining, with ample room for a good sized table and chairs.

**Utility Room:** Located off the kitchen and fitted with matching base units to the kitchen, with contrasting work surfaces. There is a window to the side with blinds, washing machine, American fridge freezer with ice maker and filtered water dispenser, a large pantry/store, a cloak rail and door to the rear garden.

**Family Bathroom:** A large fully tiled bathroom with underfloor heating, comprising a four piece bathroom suite in white, including a corner bath, corner shower cubicle, WHB with vanity unit and storage and a WC. There is a ladder towel rail, a fitted mirror with lights above and display glass shelving with lights and there are spot lights throughout.

**Master Bedroom:** A bright and spacious room with large window to the garden fitted with curtains, a fitted carpet and a large walk-in wardrobe. There is a fully tiled Ensuite shower room in white, including underfloor heating, a large walk-in shower with rainfall shower head and additional hand held shower, fully fitted cabinets with large mirror above, WHB and storage, WC, bidet and a ladder towel rail.

**Double Bedrooms:** There are two double bedrooms located off the hallway, both with windows to the side fitted with curtains and blinds, good sized double fitted wardrobes and carpets.

**Gardens:** The property benefits from easily maintained large garden grounds. The gardens to the rear, are mainly laid in lawn with borders containing mature shrubs and trees and gravel pathways, There are two delightful patio areas allowing the owners to move around the gardens throughout the day, taking full advantage of the sun or shade as preferred. Pathways lead around the property to the front gardens, which are primarily laid in lawn with hedging and borders containing shrubs and mature trees. There is a large driveway laid in gravel which is suitable for parking several vehicles, a large garage and separate carport.

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.



















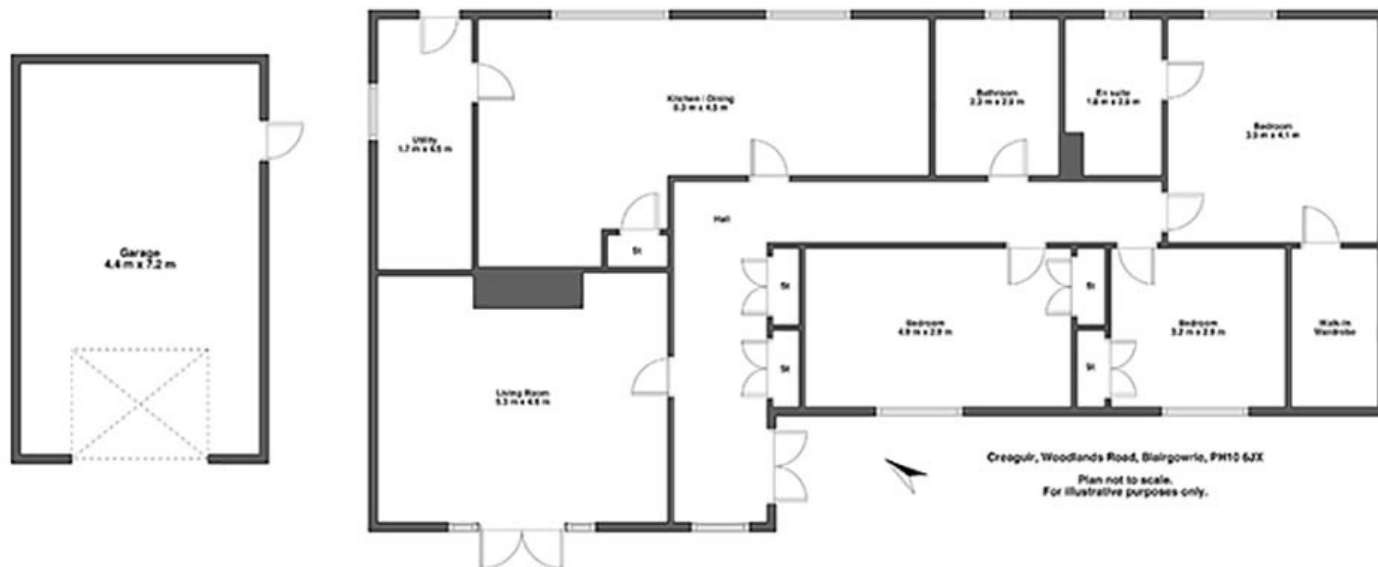








## FLOOR PLAN



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	5.30 X 4.60	MASTER BEDROOM	4.10 X 3.90
KITCHEN / DINING	8.30 X 4.50	ENSUITE	2.90 X 1.80
UTILITY	4.60 X 1.70	DOUBLE BEDROOM 1	4.90 X 2.90
BATHROOM	2.90 X 2.30	DOUBLE BEDROOM 2	3.20 X 2.90
GARAGE	7.20 X 4.00		

### MILLER GERRARD

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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**

