

MILLER GERRARD

Solicitors and Estate Agents



31 WILLIAM DICKSON DRIVE, BLAIRDOWIE PH10 6FB

A BEAUTIFULLY PRESENTED THREE BED END TERRACED VILLA, LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA, AND WITHIN A FEW MINUTES OF THE TOWN CENTRE, LOCAL SERVICES AND AMENITIES.

- ENTRANCE HALLWAY
- REAR HALLWAY
- KITCHEN / DINING ROOM
- TWO ADDITIONAL BEDROOMS
- FRONT AND REAR GARDENS
- DEDICATED PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'D'
- LOUNGE
- CLOAKROOM
- MASTER BEDROOM ENSUITE
- FAMILY BATHROOM
- GARDEN SHED
- DOUBLE GLAZING
- EPC BAND 'C'
- HOME REPORT VALUE £185,000

OFFERS OVER £ 185,000

Miller Gerrard are delighted to bring to the market this beautifully presented three bed end terraced villa. Located in a highly desirable residential area, and within close proximity to the town centre, local services and amenities.

The property benefits from both front and rear gardens, dedicated parking for two vehicles, gas central heating and double glazing.

Comprising on the ground floor, entrance hallway, lounge, rear hallway with under stairs cupboard and separate cloakroom, rear kitchen / dining room. On the first floor, family bathroom, master bedroom with Ensuite shower room, and two further bedrooms.

The property enters via a fully insulated front door with decorative glazed inserts into the entrance hallway, with engineered wood flooring and stairs to the first floor.

Lounge: A modern and tastefully presented front facing room, with engineered wood flooring, large window to the front with curtain pole, curtains and blinds.

A door off the lounge leads to the rear hallway with cloak rail, large under stairs storage cupboard and a separate cloakroom comprising WC and WHB with Vinyl flooring.

Kitchen / Dining: A well proportioned room, with window providing views of the rear garden and open countryside. Fitted with a range of modern base and wall mounted kitchen cabinets with contrasting work surfaces. There is a stainless steel sink with mixer tap, gas hob with oven below and extractor above, washing machine, and a standalone fridge freezer. The dining area provides ample space for a dining table and chairs, with a patio door with full length glazed side panel leading to the rear garden.

Stairs to the first floor landing provide access to the partially floored loft space, and there are two separate storage cupboards.

Family Bathroom: Located to the rear of the property. Including a three piece bathroom suite in white comprising WC, WHB and bath, with tiling at the bath and behind the WHB. There is an obscure glazed window and extractor fan.

Double Bedroom Two: To the rear of the property with fitted carpet and window fitted with curtains providing uninterrupted views of the open countryside.

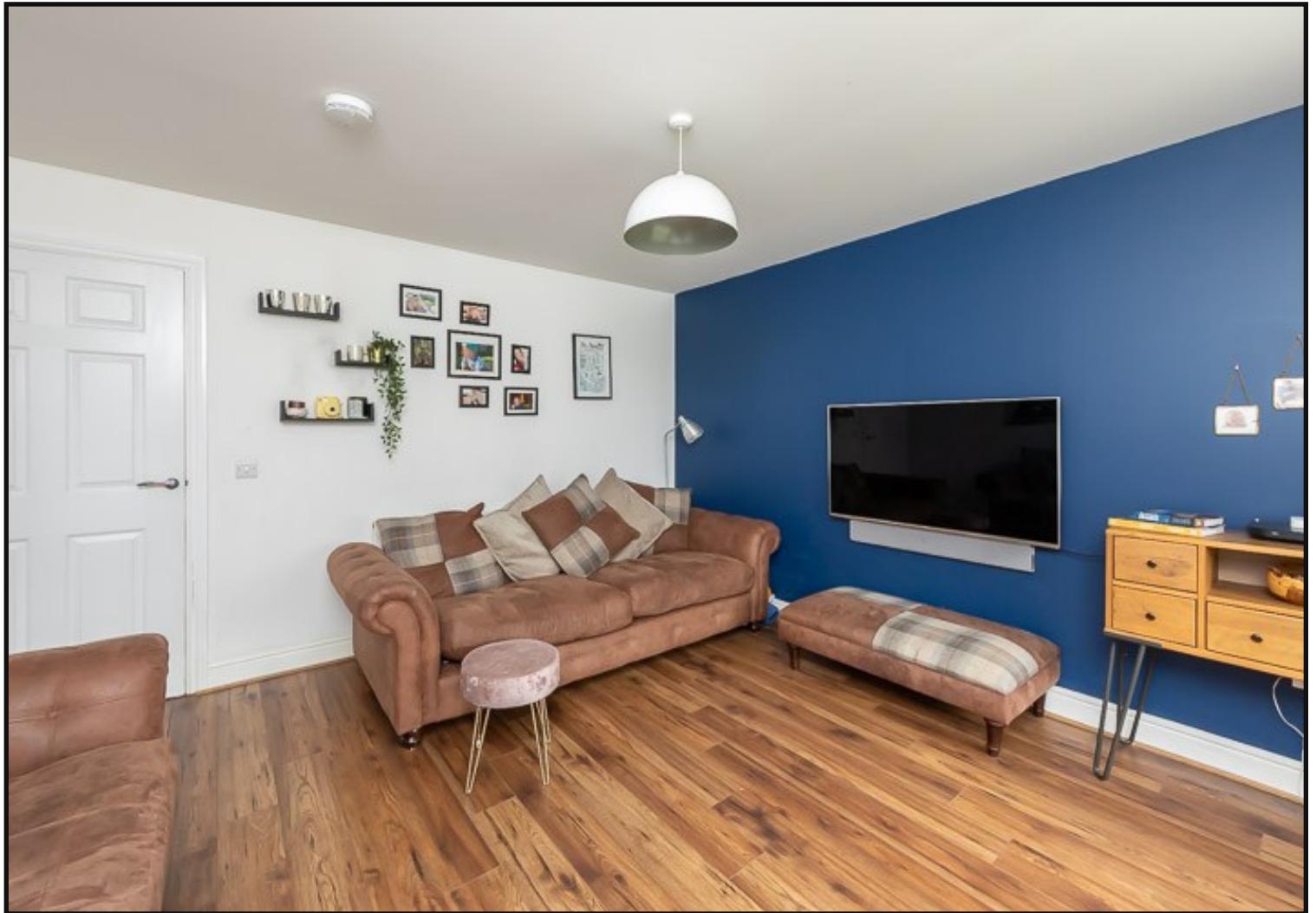
Master Bedroom: A bright room with fitted carpet and window with curtains to the front of the property, double fitted wardrobe and benefiting from an Ensuite shower room comprising WC, WHB and walk in shower. There is Vinyl flooring, a fitted shelf, bathroom cabinet and mirror.

Bedroom Three: To the front of the property with fitted carpet and window to the front.

Rear Gardens: The large rear gardens are surrounded by fencing and provide an open aspect to the fields and surrounding countryside. They are predominantly laid in lawn, with a large patio area positioned to take full advantage of the sun, and there are easily maintained raised flower beds. There is a garden shed and paving at the patio door off the kitchen/dining room, with a pathway leading to the front gate.

Front Gardens: Are laid in lawn with borders containing shrubs. There are pathways to the parking bays.

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.











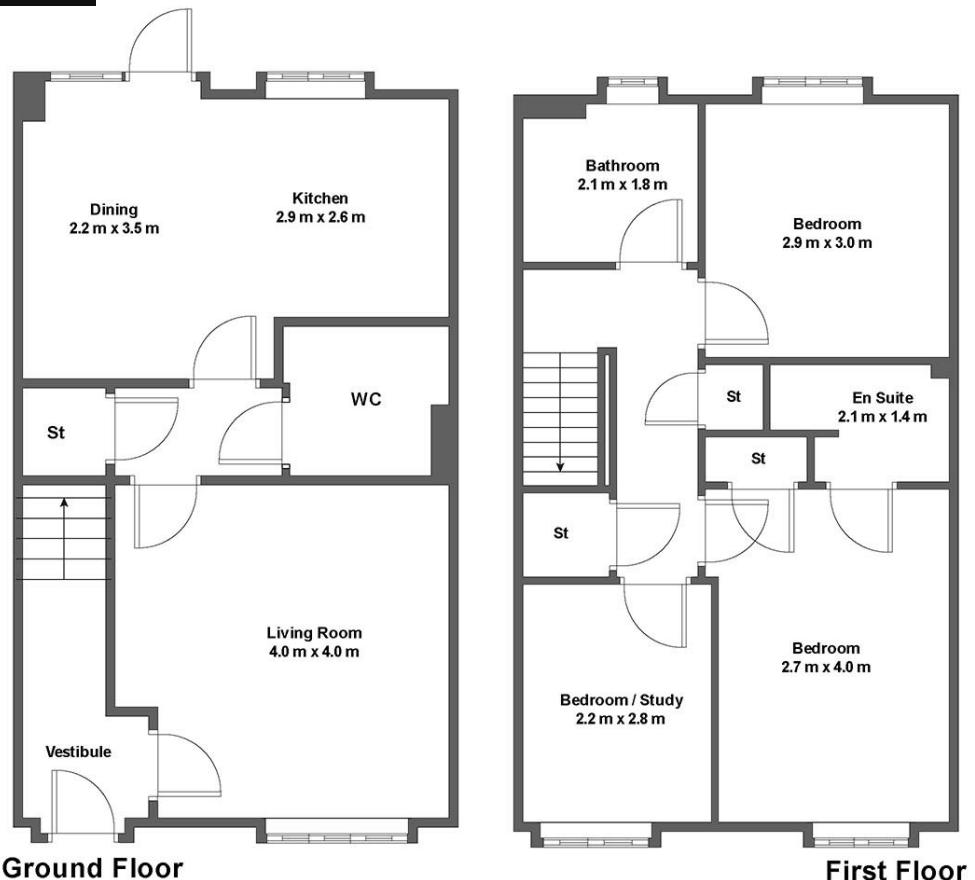








FLOOR PLAN



31 William Dickson Drive, Blairgowrie PH10 6FB

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	4.00 X 4.00	MASTER BEDROOM
KITCHEN	2.90 X 2.60	BEDROOM TWO (REAR)
DINING	3.50 X 2.20	BEDROOM THREE (FRONT)
FAMILY BATHROOM	2.10 X 1.80	

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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.



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