

MILLER GERRARD

Solicitors and Estate Agents



39 LESLIE STREET, BLAIRGOWRIE PH10 6AW

AN IMMACULATELY PRESENTED TWO OR THREE BED MAISONETTE, WHICH IS IN MOVE IN CONDITION AND IN EXCELLENT DECORATIVE ORDER THROUGHOUT. THE PROPERTY IS CENTRALLY LOCATED, PROVIDING EASY ACCESS TO THE LOCAL AMENITIES, SHOPS, CAFES AND RESTAURANTS.

- ENTRANCE HALLWAY / UTILITY AREA
- LOUNGE
- TWO DOUBLE BEDROOMS
- DECKED SEATING AREA
- GAS CENTRAL HEATING
- EPC BAND 'F'
- HOME REPORT VALUE £160,000
- KITCHEN / DINING
- STUDY OR BEDROOM THREE
- FAMILY BATHROOM
- BEAUTIFUL SECLUDED GARDENS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'C'

OFFERS OVER £ 159,950

Miller Gerrard are delighted to bring to the market this immaculate two or three bed maisonette, which is presented in move in condition, and is in excellent decorative order throughout.

This tastefully modernised property comprises its own private entrance into the hallway with utility area, stairs to the first floor landing with kitchen / dining room, lounge, study or bedroom three, two double bedrooms, and a large family bathroom.

The property benefits from excellent storage facilities throughout, gas central heating and double glazing. There is a fabulous suspended decked seating area, with steps down to the well maintained and secluded gardens.

Entry is by the private front doorway, with decorative glazed insert into the entrance hallway and utility area, with wood cladding to dado height and tiled flooring. Due to its generous proportions, this area has been ingeniously adapted to accommodate a full utility area, including base and wall mounted cabinets with worktops, a stainless steel sink and space for a washer/dryer. There is also a large storage cupboard.

Carpeted stairs lead to the landing and living accommodation, with a large built in double cupboard currently housing the boiler, and is used as an airing cupboard.

Kitchen / Dining - A bright and well appointed room providing ample space for a dining table and chairs. Fitted with a range of white floor and wall mounted cabinets with marble counter tops, a gas hob with extractor above and electric oven below, integrated fridge, freezer and dishwasher, and a stainless steel sink. There is carpet at the dining area, with vinyl flooring at the kitchen, a large window with two side windows all fitted with blinds to the front, and there are high ceilings with an extractor.

Lounge - Located off the kitchen / dining room. A beautiful front facing room with high ceilings and a large picture window fitted with blinds. This room benefits from a warm, welcoming and easily maintained gas fire, with a modern and decorative white fire surround and marble hearth. There is a fitted carpet.

Family Bathroom - This is a beautifully appointed fully tiled room, with obscure glazed window. Comprising 'P' shaped bath with over bath shower, and a fitted suite including WC and WHB, with fully integrated and useful storage facilities. There is a fitted towel rail and a large feature circular mirror.

Double Bedroom 1 - Located to the front of the property, with decorative cornicing and wooden flooring. There are fully fitted floor to ceiling built in wardrobes, providing considerable hanging and shelving space, with one section being double depth to accommodate larger items, additional storage is also available under the window.

Double Bedroom 2 - Located to the rear of the property, with a large window overlooking the garden fitted with blinds, and there is a fitted carpet.

Study or Bedroom 3 - This useful room sits off the landing and is currently fitted as an office, with built-in shelving and desk space. There is wooden flooring. Previously this room has been used as a single bedroom. French doors lead to the unique suspended decked area, providing space for a table and chairs.

Steps from the decked area lead down to the peaceful and completely secluded garden. This tranquil space is bounded by masonry wall and is predominantly laid in gravel pathways with large raised beds containing mature shrubs. There is an arbour, and two useful storage sheds. Further steps lead to a patio area, which is currently laid in artificial lawn, with pathways and a gate taking you to the rear entrance and doorway of the building, back into the front entrance hallway.

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.

Properties of this nature do not come onto the market often, and viewing is highly recommended.























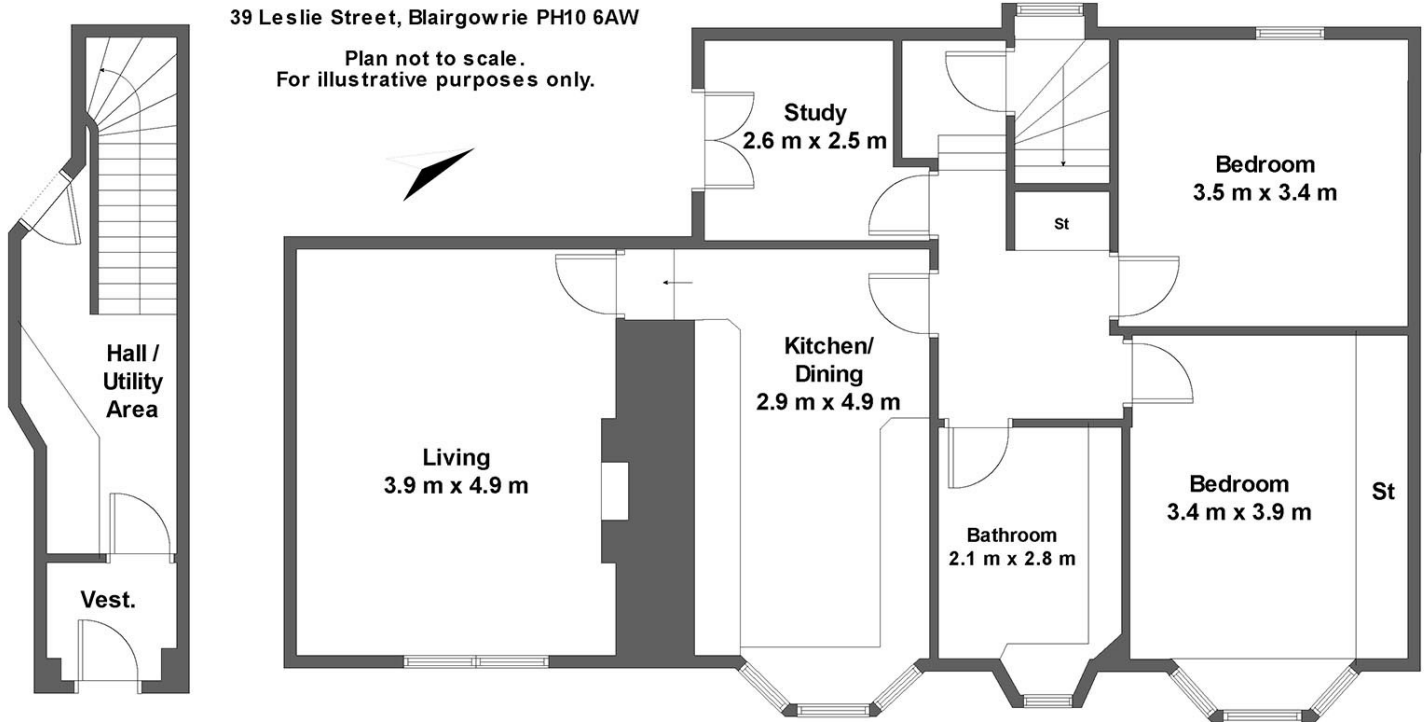




FLOOR PLAN

39 Leslie Street, Blairgowrie PH10 6AW

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 | 4.90 X 3.90 | BEDROOM (REAR) | 3.50 X 3.40 |
| KITCHEN / DINING | 4.90 X 2.90 | BEDROOM (FRONT) | 3.90 X 3.40 |
| BATHROOM | 2.80 X 2.10 | STUDY OR BEDROOM THREE | 2.60 X 2.50 |
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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