

MILLER GERRARD

Solicitors and Estate Agents



11 DAVID FARQUHARSON ROAD, BLAIRGOWRIE PH10 6FD

A DELIGHTFUL AND WELL PRESENTED THREE BED END TERRACED VILLA, LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA, WITH OPEN VIEWS TO THE FRONT PARKLAND, AND WITHIN CLOSE PROXIMITY TO THE LOCAL AMENITIES.

- ENTRANCE HALLWAY
- CLOAKROOM / UTILITY
- FAMILY BATHROOM
- TWO ADDITIONAL BEDROOMS
- SEPARATE GARAGE
- DOUBLE GLAZING
- COUNCIL TAX BAND 'D'
- LOUNGE
- DINING KITCHEN
- MASTER BEDROOM ENSUITE
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- EPC BAND 'C'
- HOME REPORT VALUE £200,000

OFFERS OVER £200,000

11 David Farquharson Road is a delightful three bed end terraced villa, located in a highly desirable residential area, and providing easy access to the local amenities.

The property comprises entrance hallway, lounge, cloakroom/ utility room, dining kitchen, stairs to the first floor and family bathroom, master bedroom to the rear with ensuite shower room, and two bedrooms to the front (a single and a double).

Benefiting from double glazing, gas central heating, front and rear gardens and a separate single garage which is located within a short one minute walk from the property. 11 David Farquharson Road is a 'must see' family home, and would be of interest to first time buyers, young families, couples, and those wishing to down size.

The property enters via a glazed door into the hallway with laminate flooring and a double hall cupboard.

Lounge: Located to the left off the hallway and with a large picture window to the front fitted with blinds and curtains. There is laminate flooring and a wall mounted display unit.

Cloakroom: To the rear of the property. This is a large room with WC and WHB, extractor with vinyl flooring.

Kitchen / Dining: A bright and spacious room, providing plenty of room for a dining table and chairs, with window and patio doors with blinds to the rear garden. Fitted with a range of white base and wall mounted kitchen cabinets, with contrasting butchers block work surfaces. There is a stainless steel sink, washing machine, gas hob with oven below and extractor above, a standalone fridge freezer and vinyl flooring.

Stairs lead to the first floor landing where there is a cupboard housing the hot water tank, and a further storage cupboard.

Family Bathroom: Comprising WC, WHB and bath, with over bath shower, rainfall shower head, an additional wash down shower head and glass shower screen. There is Wetwall at the shower and bath area, windows with obscure glazing and blinds, ceiling spot lights, extractor and vinyl flooring.

Master Bedroom Ensuite: Located to the rear of the property with window to the garden fitted with blinds and curtains. There is a double fitted wardrobe and a fitted carpet.

Ensuite: Comprising WC, WHB and shower. Window fitted with blinds and curtains, spot lights, extractor and vinyl flooring.

Single Bedroom: With window fitted with blinds and curtains to the front, and a fitted carpet.

Double Bedroom: Again with window to the front of the property, fitted with blinds and curtains and a fitted carpet.

The gardens to the front are in lawn with pathways. There are secluded gardens to the rear surrounded by fencing with a gate. The rear gardens are predominantly laid in lawn, with a pathway, patio area and there is a garden store. The gate provides access to the pathway leading to a row of garages approximately a minutes walk from the property. The garage for number 11 is the second from the left, and has an up and over door.

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.











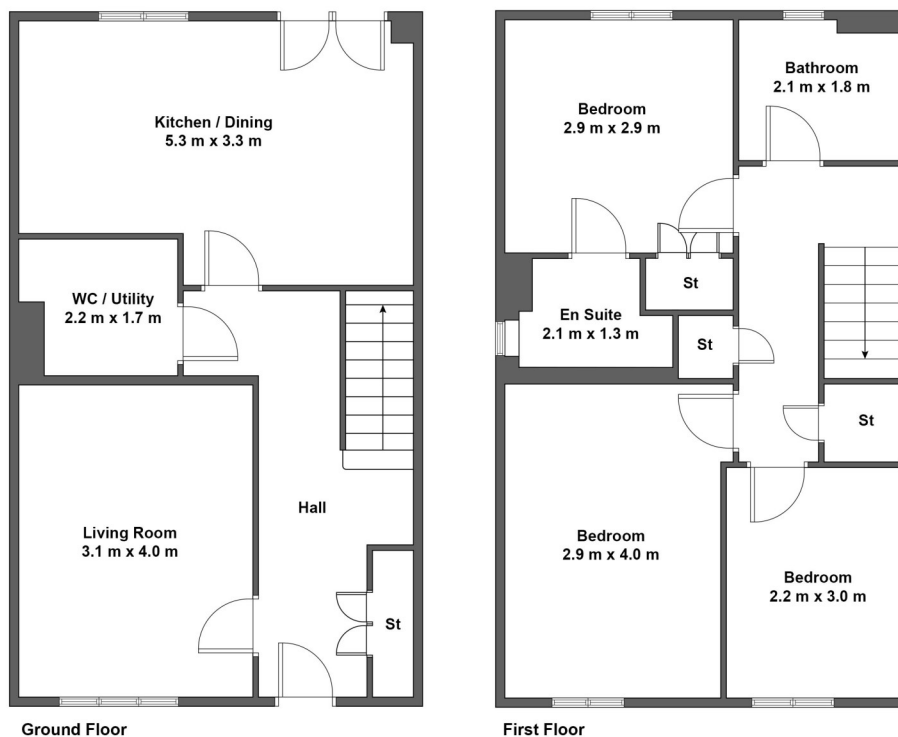








FLOOR PLAN



11 David Farquharson Road, Blairgowrie PH10 6FD

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	4.00 x 3.10	CLOAKROOM / UTILITY	2.20 X 1.70
KITCHEN / DINING	5.30 X 3.30	BATHROOM	2.10 X 1.80
MASTER BEDROOM	2.90 X 2.90	ENSUITE	2.10 X 1.30
BEDROOM 2 (RHS FROM FRONT)	4.00 X 2.90	BEDROOM 3 (LHS FROM FRONT)	3.00 X 2.20

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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

