

MILLER GERRARD

Solicitors and Estate Agents



22 BERRYDALE ROAD, BLAIGOWRIE PH10 6UA

AN IMMACULATELY PRESENTED THREE BED BUNGALOW, LOCATED IN A HIGHLY DESIRABLE RESIDENTIAL AREA, AND WITHIN CLOSE PROXIMITY TO THE LOCAL AMENITIES.

- ENTRANCE HALLWAY
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND 'D'
- LOUNGE
- BREAKFASTING KITCHEN
- GAS CENTRAL HEATING
- SINGLE GARAGE
- EPC BAND 'C'
- HOME REPORT VALUE £195,000

OFFERS OVER £195,000

Miller Gerrard are delighted to bring to the market this perfectly presented three bed bungalow, located in a highly desirable residential area, providing easy access to the local amenities

The property comprises entrance hallway, lounge, three double bedrooms, breakfasting kitchen and family bathroom.

Benefitting from gas central heating and double glazing, off street parking, a single garage with power and electric light, and both front and rear gardens.

This immaculate property enters by a glazed door into the entrance hallway, where you will find two large storage cupboards and access to the attic space.

Lounge: This is a bright room, with feature obscure glazed wall panels to the hallway and door, with window to the front garden fitted with blinds and there is a fitted carpet.

There are three double bedrooms, one to the front, a middle bedroom and a bedroom to the rear. All have bright windows and fitted carpets.

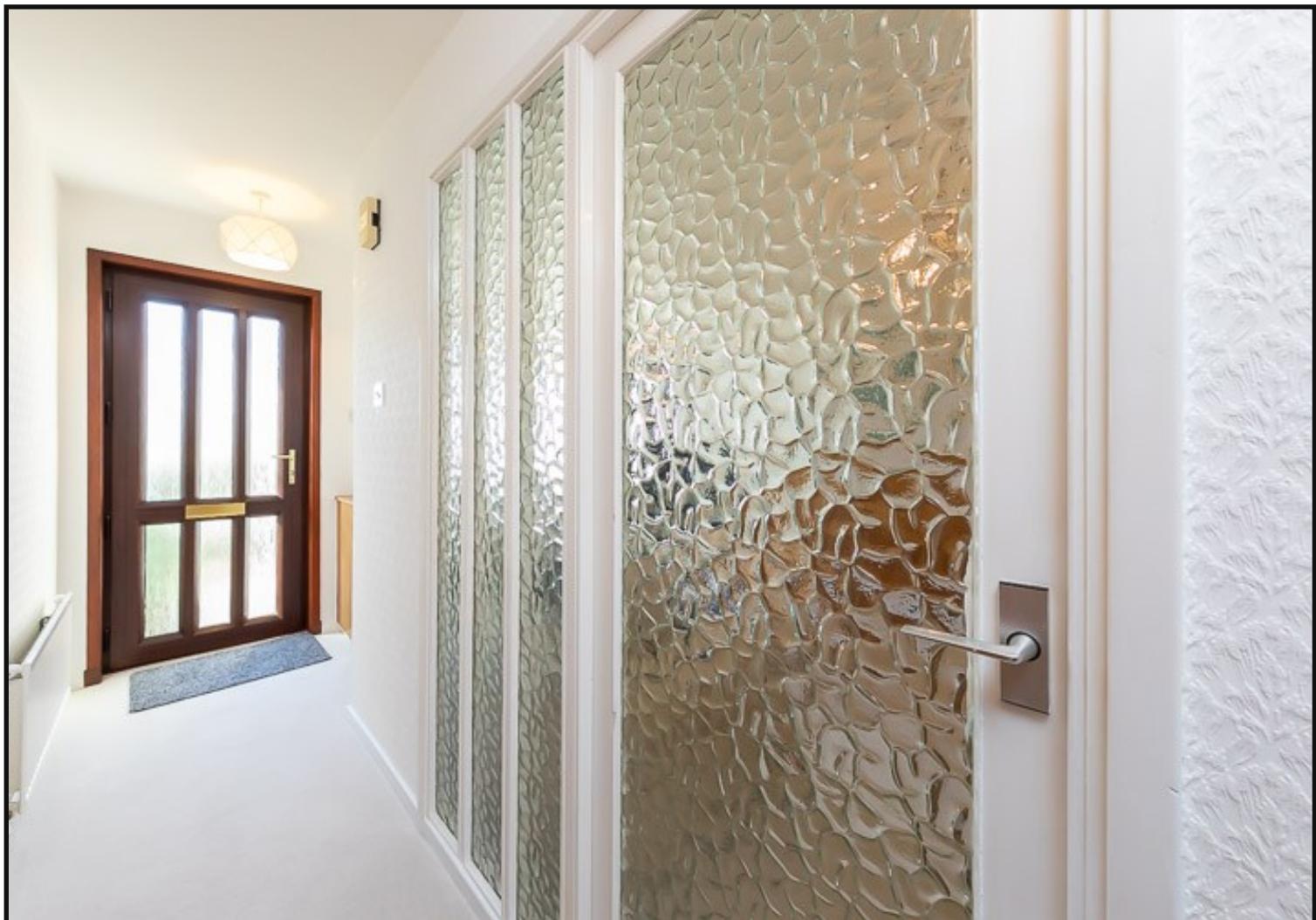
Breakfasting Kitchen: Located to the rear of the property providing plenty of space for a table and chairs. Fitted with a range of both floor and wall mounted cabinets, with contrasting work surfaces. There is a stainless steel sink at the window, a washing machine, under counter fridge and vinyl flooring.

Family Bathroom: Comprising a three piece bathroom suite including a WC, wash hand basin and bath, with over bath shower and shower curtain. There is tiling at the bath, and Vinyl floor.

The front gardens are laid in Balumullo chips, with a lawn and driveway to the single garage with up and over door, electric power and light.

The rear gardens are surrounded by fencing and hedging. There is a pathway and steps to the raised lawn area with mature borders and planting.

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



22 Berrydale Road, Blairgowrie PH10 6UA
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	4.580 X 3.40	BREAKFASTING KITCHEN
BEDROOM 1 (FRONT)	2.70 X 2.60	BEDROOM 2 (MIDDLE)
BEDROOM 3 (REAR)	3.90 X 3.30	BATHROOM
GARAGE	5.70 X 2.60	

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The Studio,
13 High Street,
Blairgowrie,
PH10 6ET

Tel: 01250 873468

Fax: 01250 875257

www.millergerard.co.uk



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