

# MILLER GERRARD

Solicitors and Estate Agents



**2 SHEILA ROAD, BLAIRGOWRIE, PH10 6RP**

**A WELL PRESENTED FORMER G.S. BROWN CONSTRUCTION DETACHED TWO BED BUNGALOW, ON AN ATTRACTIVE CORNER PLOT, LOCATED IN A VERY POPULAR RESIDENTIAL AREA PROVIDING EASY ACCESS TO SCHOOLS AND LOCAL AMENITIES.**

- ENTRANCE HALLWAY
- OPEN PLAN KITCHEN / DINING
- DOUBLE BEDROOM TWO
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- EPC BAND 'C'
- HOME REPORT VALUE £225,000
- LOUNGE
- DOUBLE BEDROOM WITH ENSUITE
- CLOAK ROOM
- DOUBLE GLAZING
- SUMMER HOUSE / GARAGE
- COUNCIL TAX BAND 'D'

**OFFERS OVER £ 225,000**

2 Sheila Road is a delightful former G.S. Brown Construction detached two bed bungalow, situated on a desirable corner plot and located within an extremely popular residential area providing easy access to schools and local amenities.

The accommodation comprises hallway, lounge, open plan kitchen and dining room, two double bedrooms, one with ensuite facilities and a cloakroom.

The property benefits from gas central heating and double glazing throughout, well maintained front and rear gardens, summer house and single garage.

The property is entered via the side doorway with glazed side panel into the carpeted hallway. Here you will find double storage cupboards, and where the Worcester boiler is located, a further shelved storage cupboard and a hatch providing access to the partially floored attic space.

Access to the lounge is via the fully glazed door, with glazed side panel off the hallway. This is a bright front facing room with carpet, window, blinds curtain pole and curtains, coving and a feature electric wall mounted fire.

A doorway from the lounge leads to the open plan kitchen and dining room, with dual aspect windows to the front and side. The dining area provides plenty of space for a dining table and chairs, and is carpeted. The kitchen, with Vinyl flooring and window to the side fitted with blind, benefits from a range of modern fitted curved base and wall mounted cabinets, with contrasting surfaces. The electric hob sits within the U shaped wide kitchen work surface, with a discreet ceiling extractor fan above. There is a built in microwave and oven, stainless steel sink with mixer tap, washing machine, and dishwasher. Access to this area is also available from the hallway via a separate doorway.

To the left from the hallway is double bedroom two, with fitted carpet, window, curtain pole and curtains overlooking the rear garden.

Double bedroom 1, also facing the rear garden is a bright room with window, blind and curtains and carpet. There are large built in wardrobes with sliding doors. The Ensuite is fitted with a white three piece suite including fitted wash hand basin, WC and corner shower with Wetwall. There is a high-level obscure glazed window with roman blind, carpet and spotlights.

The cloakroom, is located off the hallway and comprises a built in two piece cloakroom suite including wash hand basin with storage cupboard below and WC with shelf above. There is a ladder towel rail, carpet and spotlights.

The secluded rear garden is surrounded by a mixture of fencing and hedging. There is an attractive summer house, patio area, lawn, gravel and paved pathways, mature shrubs and trees.

The front garden is mainly laid in gravel with pathways, and borders containing mature shrubs.

A tarmac drive, with border to the side and pathway, provides off street parking for several vehicles leading directly to the single garage with automatic 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.































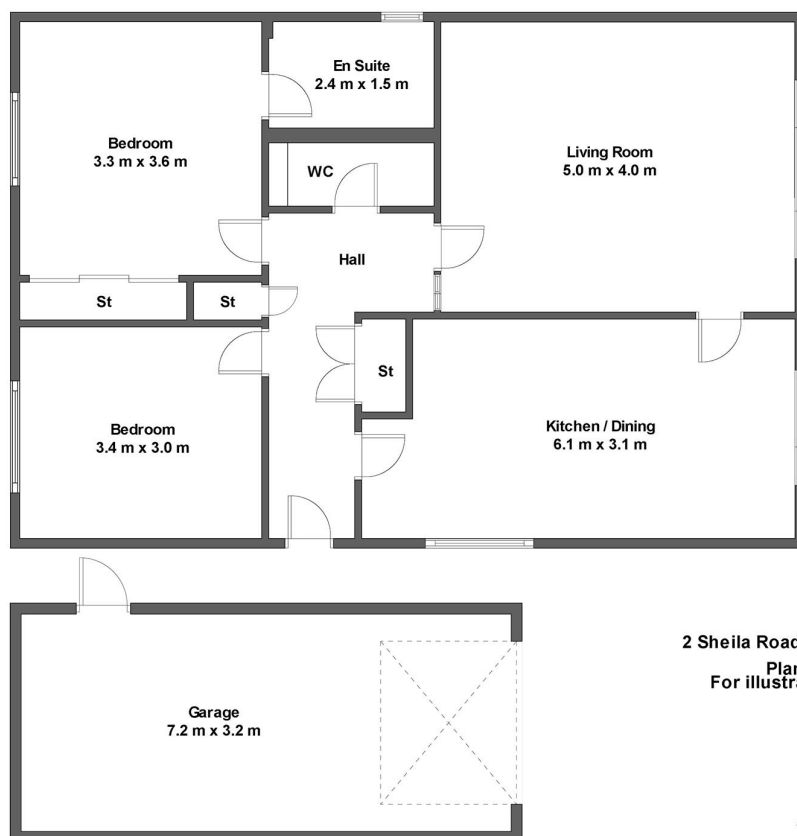








## FLOOR PLAN



2 Sheila Road, Blairgowrie PH10 6RP

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	5.00 x 4.00	KITCHEN / DINING	6.10 X 3.10
BEDROOM 1	3.60 X 3.30	BEDROOM 2	3.40 X 3.00
ENSUITE	2.40 X 1.50	SINGLE GARAGE	7.20 X 3.20

### MILLER GERRARD

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Zoopla

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**

