

# MILLER GERRARD

Solicitors and Estate Agents



**59 ARTHUR STREET, BLAIRGOWRIE, PH10 6PF**

**A DELIGHTFUL THREE BED TERRACED VILLA, PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT. LOCATED IN A POPULAR RESIDENTIAL AREA, AND WITHIN CLOSE PROXIMITY TO THE LOCAL AMENITIES.**

- ENTRANCE HALLWAY
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARDEN SHEDS
- DOUBLE GLAZING
- COUNCIL TAC BAND 'B'
- LOUNGE
- BREAKFASTING KITCHEN
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- EPC BAND 'C'
- HOME REPORT VALUE £145,000

**OFFERS OVER £ 145,000**

Miller Gerrard are pleased to bring to the market this well maintained three bed terraced villa, which is presented in excellent decorative order throughout, and located in a popular residential area, providing easy access to the local schools and amenities.

The property comprises entrance hallway, lounge, three double bedrooms, breakfasting kitchen and family bathroom, and benefits from gas central heating double glazing, and both front and rear gardens.

The property enters into the Entrance Hallway, where you will find two large storage cupboards and the stairs to the first floor accommodation. There is a dado rail and fitted carpet.

Lounge: This is a bright room, with entry directly from the hallway by an eight pane glazed door. You will find a window to the front, a modern electric wall mounted fire with wooden mantle and marble effect hearth, a wooden floor and a completely refurbished open and shelved press with storage below.

Breakfasting Kitchen: Located to the rear of the property and fitted with a range of both floor and wall mounted kitchen cabinets, with contrasting work surfaces. A bright window looks over the garden. There is a stainless steel sink, gas cooker with electric oven below and extractor above, washing machine and dryer, and a dishwasher. A rear door provides access to the garden area.

Family Bathroom: A three piece bathroom suite comprising WC, wash hand basin, bath with over bath shower and glass shower screen, tiled floor and an obscure glazed window.

Stairs with window at the half landing lead to the first floor. There is a large storage cupboard with hanging and shelving, with access to the floored attic space.

There are three double bedrooms, bedroom one to the front, and bedrooms two and three to the rear. Bedrooms two and three have wooden flooring, with bedroom one to the front with a fitted carpet and a standalone wardrobe.

The rear gardens are raised and surrounded by fencing. They are mainly laid in lawn with gravel pathways and three garden sheds for storage. There is a communal access over the neighbouring property for refuse bin maintenance.

The front gardens are fenced, with a gate and pathways to the front door. The area is laid in gravel for ease of maintenance, and there is mature planting throughout.

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.



















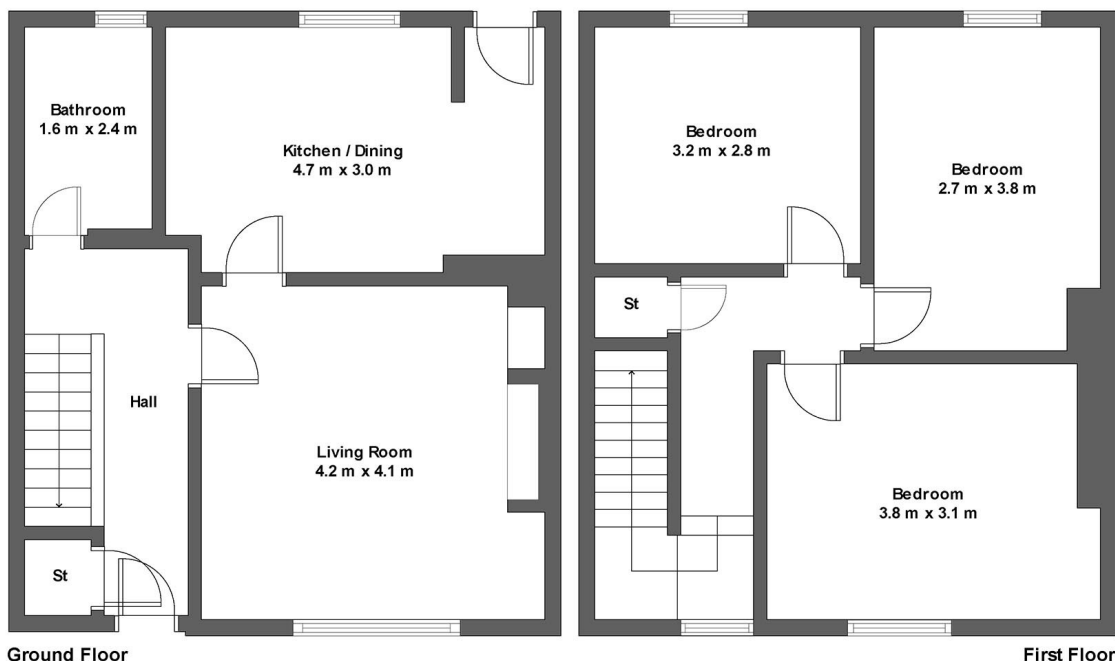








## FLOOR PLAN



59 Arthur Street, Blairgowrie PH10 6PF

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	4.20 X 4.10	BEDROOM 2 (REAR RHS FROM FRONT)	3.60 X 2.70
BREAKFASTING KITCHEN	4.70 X 3.00	BEDROOM 3 (REAR LHS FROM FRONT)	3.20 X 2.80
BEDROOM 1 (FRONT)	3.80 X 3.10	FAMILY BATHROOM	2.40 X 1.60

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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**

