

MILLER GERRARD

Solicitors and Estate Agents



13 QUEENS AVENUE, BLAIRGOWRIE, PH10 6PQ

A WELL PROPORTIONED TWO BED END TERRACE VILLA, LOCATED IN A POPULAR RESIDENTIAL AREA AND PROVIDING EASY ACCESS TO THE LOCAL AMENITIES.

- ENTRANCE HALLWAY
- LOUNGE / DINING ROOM
- KITCHEN
- STAIRS TO THE FIRST FLOOR
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC BAND 'D'
- COUNCIL TAX BAND 'B'
- HOME REPORT VALUE £115,000

OFFERS OVER £ 115,000

Located in a popular residential area providing easy access to the local amenities, Miller Gerrard are pleased to bring 13 Queens Avenue, Blairgowrie to the market.

A well proportioned two bed semi-detached villa, comprising entrance hallway, lounge / dining room, kitchen, stairs to the first floor where there are two double bedrooms and a family bathroom.

The property benefits from fabulous open views to the hills behind Rattray, easily maintained gardens, gas central heating and double glazing.

Entry to the property is by a half glazed front door into the spacious entrance hallway, with carpet and stairs to the first floor, under stairs cupboard and additional storage / cloak cupboard.

Lounge / Dining Room: Accessed from the hallway and with dual aspect windows to the front and to the rear garden, both fitted with blinds and curtains. There is a coal effect electric fire set on a wooden fire surround with wooden mantle, storage cupboard and hatch to the kitchen cupboard.

Kitchen: Located to the rear of the property with two large storage larders, stainless steel sink with storage below, washing machine and vinyl flooring. There is tiling in the cooker area, and a useful fitted pulley. A door leads to the rear hallway with concrete floor and coal bunker or large storage cupboard, with a further half glazed door to the garden.

Stairs, with window at the turn and fitted carpet lead to the first floor, where there is access to the loft from the landing.

Bedroom (Rear): A double bedroom with window to the garden fitted with curtains, carpet and built in cupboard housing the hot water tank.

Bedroom (Front): A double bedroom with window to the front fitted with blinds. There are two built in storage cupboards, one houses the boiler and there is a fitted carpet.

Family Bathroom: To the rear of the property and comprising bath, wash hand basin and WC, with obscure glazed window fitted with blinds and extractor.

Front Gardens: Laid in lawn with tarmac pathways and gravel at the window.

Rear Gardens: Surrounded by fencing and laid in lawn with tarmac and gravel pathways. There is a garden shed, and a communal pathway for refuse bin maintenance.

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.



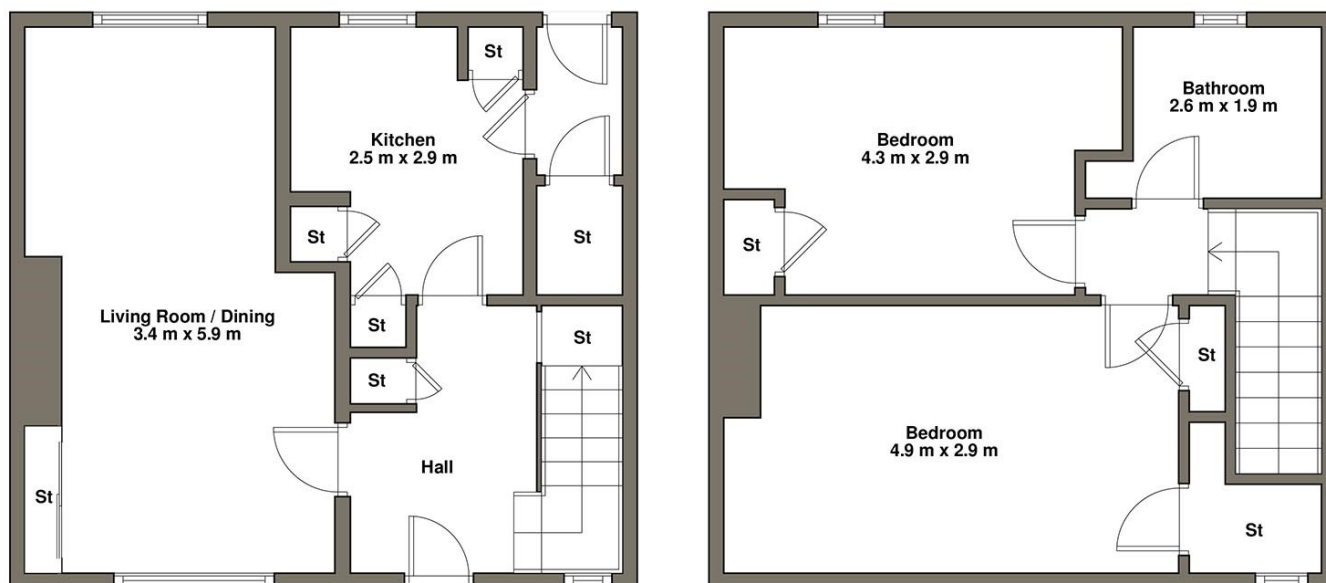








FLOOR PLAN



13 Queens Avenue, Blairgowrie, PH10 6PQ

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 / DINING	5.90 X 3.40	KITCHEN	2.90 X 2.50
BEDROOM (REAR)	4.30 X 2.90	BEDROOM (FRONT)	4.90 X 2.90
FAMILY BATHROOM	2.60 X 1.90		

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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



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