

MILLER GERRARD

Solicitors and Estate Agents



ISLA COTTAGE, 123 PERTH ROAD, BLAIGOWRIE, PH10 6ED

A CHARMING THREE OR FOUR BED DETACHED COTTAGE, CONVENIENTLY SITUATED IN A DESIRABLE LOCATION, PROVIDING EASY ACCESS TO LOCAL AMENITIES

- ENTRANCE VESTIBULE
- LOUNGE
- DINING ROOM OR BEDROOM 4
- FAMILY BATHROOM
- SINGLE GARAGE
- ELECTRIC HEATING
- EPC BAND 'G'
- HALLWAY
- BREAKFASTING KITCHEN
- THREE BEDROOMS
- GARDENS AND GREENHOUSE
- MIXED DOUBLE & SINGLE GLAZING
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £175,000

OFFERS OVER £ 175,000

Miller Gerrard are pleased to bring to the market Isla Cottage, which is conveniently located on the Perth Road providing easy access to local amenities.

The property comprises entrance vestibule, hallway, lounge, breakfasting kitchen, three bedrooms, dining room or bedroom four, and a family bathroom.

There are both front and rear gardens, a single garage, electric heating and a mixture of both double and single glazing.

The property enters by a solid door into the entrance vestibule, with carpet, high ceiling and coving leading to the hallway, with roof light and hatch access to the loft.

Lounge: With double glazed window to the front, picture rail and ceiling rose. There is a fire place with original tiles and an electric fire, a press for storage with doors below and open shelving above, and a fitted carpet.

Double Bedroom One: Located to the right from the entrance hallway, with double glazed window to the front fitted with curtains, fitted carpet, a fireplace and a built in double wardrobe.

Bedroom Two: Accessed via the double bedroom as above, with double glazed window to the front with curtains, fitted carpet, high ceiling with coving, and an open and shelved press for storage.

Single Bedroom Three: With single glazed window to the side, coving and fitted carpet.

Steps from the rear hallway lead to the rear extension and family bathroom.

Family Bathroom: With double glazed window, sloping ceiling, bath, WC and wash hand basin. There is tiling at the bath and a towel rail.

Breakfasting Kitchen: With sloping ceiling and window with double glazed door to the rear garden. Fitted with a range of both floor standing and wall mounted kitchen units, a standalone electric cooker, washing machine, fridge freezer, and room for a breakfasting table and chairs.

Dining Room or Double Bedroom Four: Located to the right off the rear hallway and forming part of the rear extension. The windows to the garden are double glazed, there is a sloped ceiling, electric wall heater and carpet.

The front gardens are surrounded by masonry wall with railings. They are predominantly laid in lawn, and are surrounded by borders containing mature shrubs and gravel pathways. There is a driveway to the single garage, with a concrete parking area.

A gate leads to the rear garden with pathway.

The rear gardens are surrounded by fencing with lawn, and pathways. There is a garden area for planting, a greenhouse, and borders containing mature shrubs.

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.















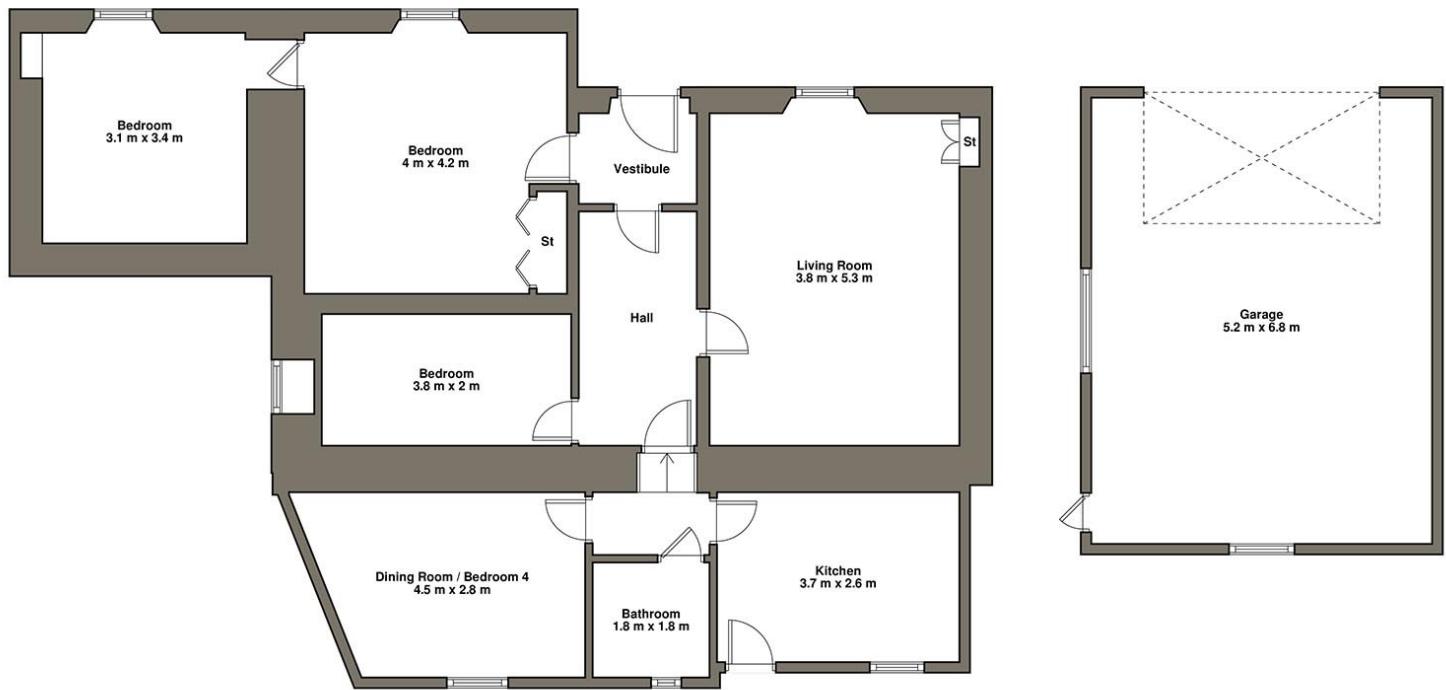




FLOOR PLAN

Isla Cottage, 123 Perth Road, Blairgowrie, PH10 6ED

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	5.30 X 3.80	BEDROOM 1 (FRONT)
BEDROOM 2 (FRONT)	3.40 X 3.10	BEDROOM 3
DINING ROOM OR BEDROOM 4 (REAR)	4.50 X 2.80	FAMILY BATHROOM
KITCHEN	3.70 X 2.60	GARAGE

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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