

# MILLER GERRARD

Solicitors and Estate Agents



**ARDKNOCK, GALLOWBANK ROAD, BLAIRGOWRIE PH10 6EA**

**A SPACIOUS FOUR BED INDIVIDUALLY DESIGNED CHALET STYLE VILLA, WHICH IS SITUATED IN A QUIET CUL-DE-SAC LOCATION, PROVIDING EASY ACCESS TO THE LOCAL AMENITIES.**

- ENTRANCE VESTIBULE
- LIVING ROOM
- BREAKFASTING KITCHEN
- CLOAK ROOM
- THREE DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- COUNCIL TAC BAND 'F'
- HOME REPORT VALUE £340,000
- HALLWAY
- DINING ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- SINGLE GARAGE WITH WORKSHOP
- DOUBLE GLAZING
- EPC BAND 'D'

**OFFERS OVER £ 340,000**

Ardknock is a spacious four bed individually designed chalet style villa, situated in a desirable quiet cul-de-sac location, with large gardens.

The property comprises entrance vestibule and hallway, living room, dining room, breakfasting kitchen, utility room, cloak room, master bedroom with ensuite, stairs to a spacious landing suitable for use as an office space, three double bedrooms and a family bathroom.

Benefiting from gas central heating, double glazing, single garage with rear workshop, driveway suitable for parking several vehicles, and front and rear gardens.

The property enters by substantial double storm doors from a covered entrance to the vestibule and inner glazed door to the hallway, with under stairs space for a computer station

Cloakroom: With wash hand basin, WC and double cloak cupboard.

Living Room: A bright and spacious room which is entered by a glazed door with glazed wall panel, and corner windows providing views to the hills beyond. A sliding patio door provides access to the front garden area. There is a newly fitted living flame gas fire set in a marble surround and hearth, a fitted carpet and ceiling coving.

Dining Room: Located to the front of the property with window fitted with blinds, fitted carpet and ceiling coving.

Breakfasting Kitchen: A large breakfasting kitchen providing plenty of space for a table and chairs. Fitted with a range of both floor and wall mounted modern kitchen cabinets in beech, with contrasting black work surfaces and tiling behind. There is wood effect vinyl flooring, a stainless steel sink at the window, gas hob with oven and grill below, integrated dishwasher, and an under counter fridge.

Utility Room: A good sized room with stainless steel sink at the window, wood effect vinyl flooring, large work top with space below for a washing machine and separate tumble dryer, there are full height storage units and the gas boiler.

Master Bedroom: A double bedroom located to the rear, with window to the gardens, a fitted carpet and a double built in wardrobe.

Ensuite Bathroom: Comprising a modern three piece bathroom suite in white, including a wash hand basin built into a vanity unit with storage, a bath with over bath shower and a glass shower screen and WC. There is full tiling at the bath, with tiling behind the vanity and storage unit and vinyl flooring.

Open plan stairs lead to the generously proportioned upper hallway, which could easily accommodate an office space. There are two Velux windows fitted with blinds and a fitted carpet.

The three double bedrooms are all on the first floor. Bedroom one to the right looking from the front, with double fitted wardrobes, window to the side, coomb ceiling and coomb storage, bedroom two to the left looking from the front with window to the left side, with a fitted storage / linen cupboard housing the hot water tank, with coomb ceiling and coomb storage, and bedroom three looking towards the street, with double built in wardrobe, separate cupboard and coomb ceilings. All with fitted carpets.

Family Bathroom: A four piece bathroom suite including wash hand basin, bath, shower cubicle and WC, tiled to dado height with full tiling at the shower and vinyl flooring.

Single Garage: With direct access from the road, the gravel driveway leads to the single garage with an up and over door, and electric power and light,. There is a separate workshop to the rear, with window and side door access from the gardens.

Rear Gardens: The large gardens to the rear are easily maintained and are surrounded by fencing and hedging. These are mainly laid in lawn, with borders containing mature shrubs and trees.

Front Gardens: With gravel driveway and parking area, lawns, mature shrubs including holly trees, rhododendrons and magnolia with gravel and paved pathways.

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.























































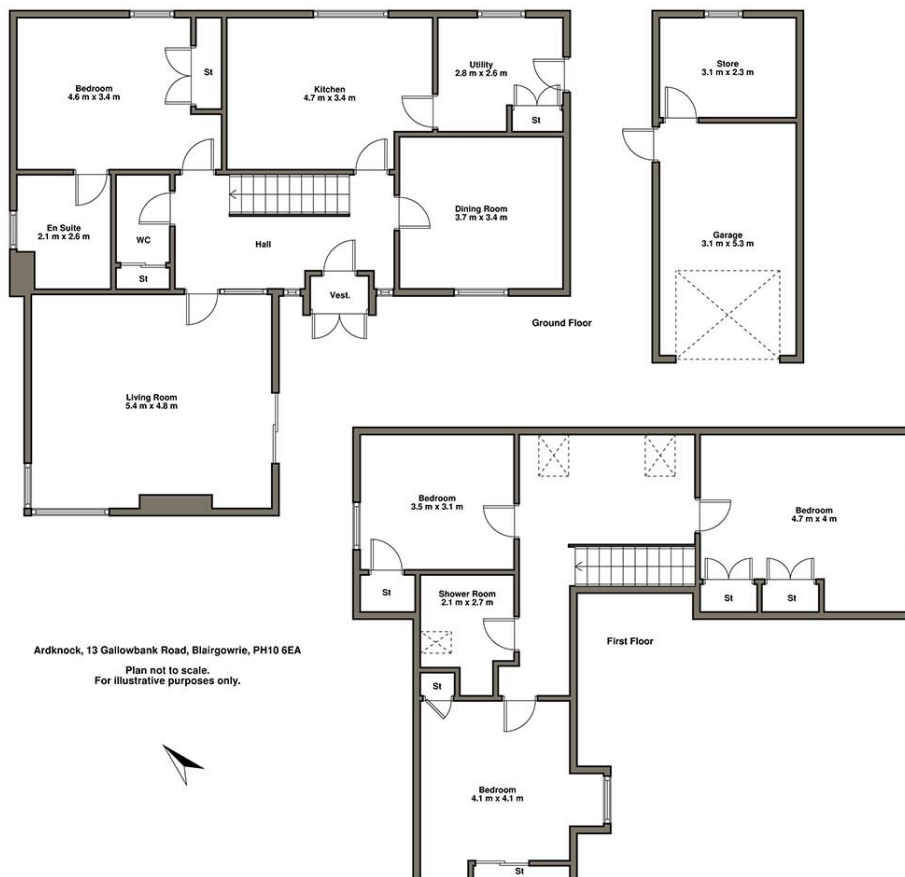








## FLOOR PLAN



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)
LIVING ROOM	5.40 X 4.80	DINING ROOM	3.70 X 3.40
BREAKFASTING KITCHEN	4.70 X 3.40	UTILITY ROOM	2.80 X 2.60
MASTER BEDROOM	4.60 X 3.40	ENSUITE	2.60 X 2.10
DOUBLE BEDROOM (RHS)	4.70 x 4.00	DOUBLE BEDROOM (LHS)	3.50 X 3.10
DOUBLE BEDROOM (FRONT)	4.10 X 4.10	BATHROOM	2.70 X 2.10
GARAGE	5.30 X 3.10	STORE	3.10 X 2.30

### 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**