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60 Smithfield Crescent

BLAIRGOWRIE, PERTSHIRE, PH10 6UE

BLAIRGOWRIE



Blairgowrie is situated in a beautiful part of the country. A range of local amenities is close by including shops and a health centre. There is good schooling with both primary and secondary schools on offer and motorway networks are nearby leading to the larger cities of Perth, (via the A93), Dundee (via the A923) and Edinburgh making this property ideal for a large range of buyers. The Perthshire countryside also offers a range of outdoor activities including running and walks, golf, fishing and skiing with the Glenshee Ski resort just a short thirty-five-minute drive to the North.



BLAIRGOWRIE TOWN CENTRE, BLAIRGOWRIE GOLF COURSE & FINGASK LOCH.

60 SMITHFIELD CRESCENT



We are delighted to offer onto the open market this detached family three double bedrooms extended family bungalow. The property has been altered, extended and modernised by the current owners and would suit a family due to the close proximity of the primary and high school, both are a few

minutes walk from the property. The bungalow sits on a generous sized plot with ample parking on the driveway and a landscaped front garden area. The driveway leads to the detached garage with up and over door light and power. There is a greenhouse off the garage for additional storage space. The

rear garden is low maintenance and has a patio area with raised flower and shrub borders with log storage facility behind the garage and access gate to one side of the bungalow.

You approach the bungalow through the front door which leads into the

hallway. The living/dining room is positioned to the rear of the bungalow where the property has been extended. It has ample light thanks to the triple aspect room with Velux windows and a large bi-folding patio door. The room has a tall ceiling with laminate flooring and the featured wood burner, along

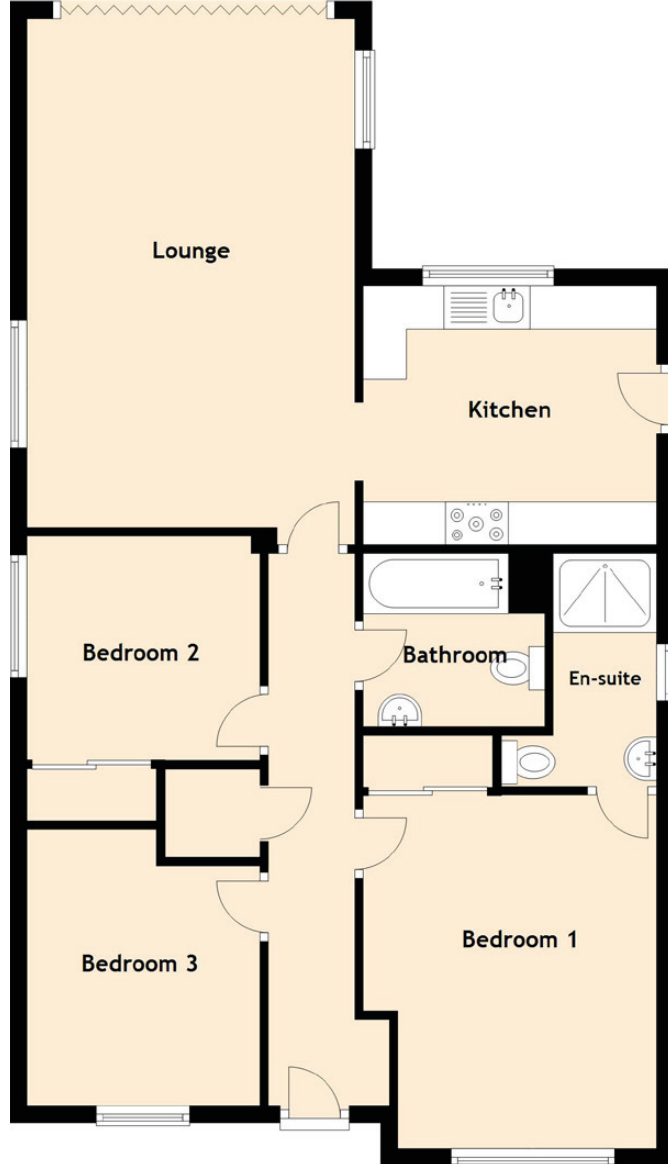
with gas central heating helps heat the whole property up. The modern kitchen which has been modernised by the current owners. It now offers a modern range of eye and base level units with a roll top work surface incorporating a sink unit with mixer tap and drainer. Fitted appliances include an oven with

gas hob and extractor hood and built-in dishwasher. There is space for an upright fridge/freezer and under counter space for a washing machine. The boiler is situated in a cupboard and serviced annually. A door leads out to the side garden and the kitchen has laminate flooring and a rear aspect through

UPVC double glazing.

Walking back through the property there is a modern three-piece bathroom suite with skylight, shower over bath and wall mounted heated towel rail. The three bedrooms are all doubles with the master enjoying a modern

three-piece shower room with a Mediterranean style open shower, tiled floor and walls and also enjoys a wall mounted heated towel rail. Two of the bedrooms have fitted wardrobes and there are two storage cupboards off the hallway. An internal viewing is highly recommended.

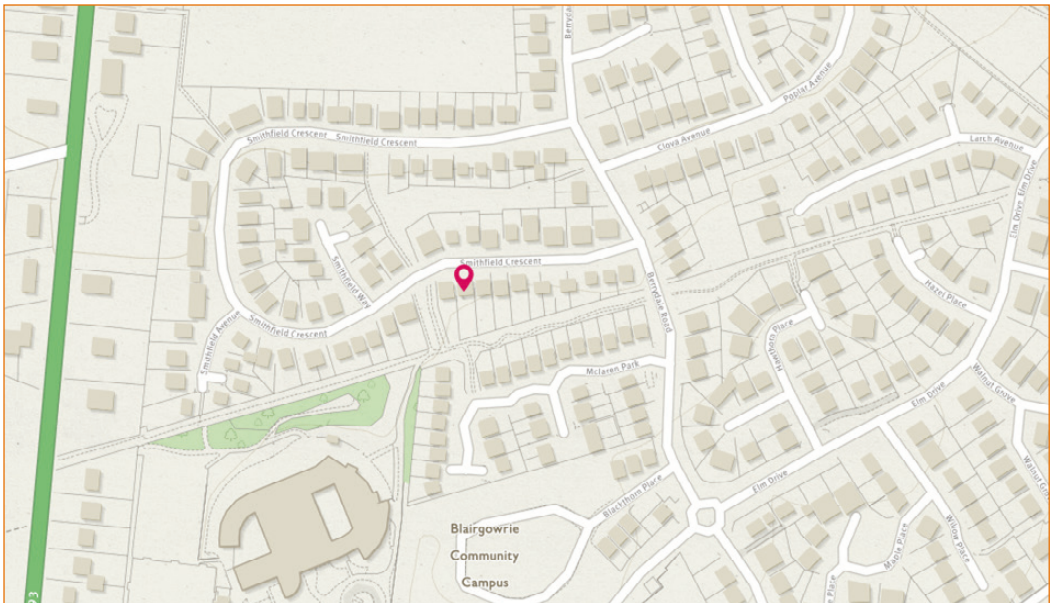


Lounge	6.50m (21'4") x 3.70m (12'2")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Bedroom 1	4.79m (15'9") x 3.40m (11'2")
En-suite	2.70m (8'10") x 2.00m (6'7")
Bedroom 2	2.70m (8'10") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 82m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings and fitted appliances.



LOCAL AMENITIES

NEAR SCHOOLS

PLACES TO EAT



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