

# MILLER GERRARD

Solicitors and Estate Agents



**1 SMITHFIELD CRESCENT, BLAIRGOWRIE, PH10 6UD**

**A WELL PRESENTED TWO BED SEMI-DETACHED BUNGALOW, LOCATED IN A SOUGHT AFTER AREA CLOSE TO BOTH SECONDARY AND PRIMARY SCHOOLS, PROVIDING EASY ACCESS TO ALL LOCAL AMENITIES.**

- ENTRANCE HALLWAY
- KITCHEN
- DRIVEWAY & GARDENS
- DOUBLE GLAZING
- EPC RATING 'D'
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- ELECTRIC STORAGE HEATING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £150,000

**OFFERS OVER £150,000**

Situated in a desirable residential area providing easy access to schools, the town centre and all local amenities.

The property comprises entrance hallway, living room, kitchen, two double bedrooms and a shower room.

The property benefits from driveway, front and back gardens, electric storage heating and double glazing.

The front of the property is laid with decorative stone chips with bushes and paved driveway.

Access is via the side of the property through a half glazed UPVC door into the hallway.

Entrance hallway: With fitted carpet and large storage cupboard with shelving.

Living Room: Bright spacious living room with fitted carpet, large window to the front of the property, storage cupboard housing the fuse box, and coving.

Kitchen: With laminate flooring, wall mounted and floor fitted cabinets with freestanding fridge freezer, electric cooker with extractor above, stainless steel sink with window above overlooking the front garden, space for washing machine.

Bedroom One: To the rear of the property, spacious double bedroom overlooking the garden.

Bedroom Two: Double bedroom overlooking the garden.

Shower Room: Modern wet room comprising shower, WC, wash hand basin, shelved storage cupboard, wet wall and obscure glazed window to the side.

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.





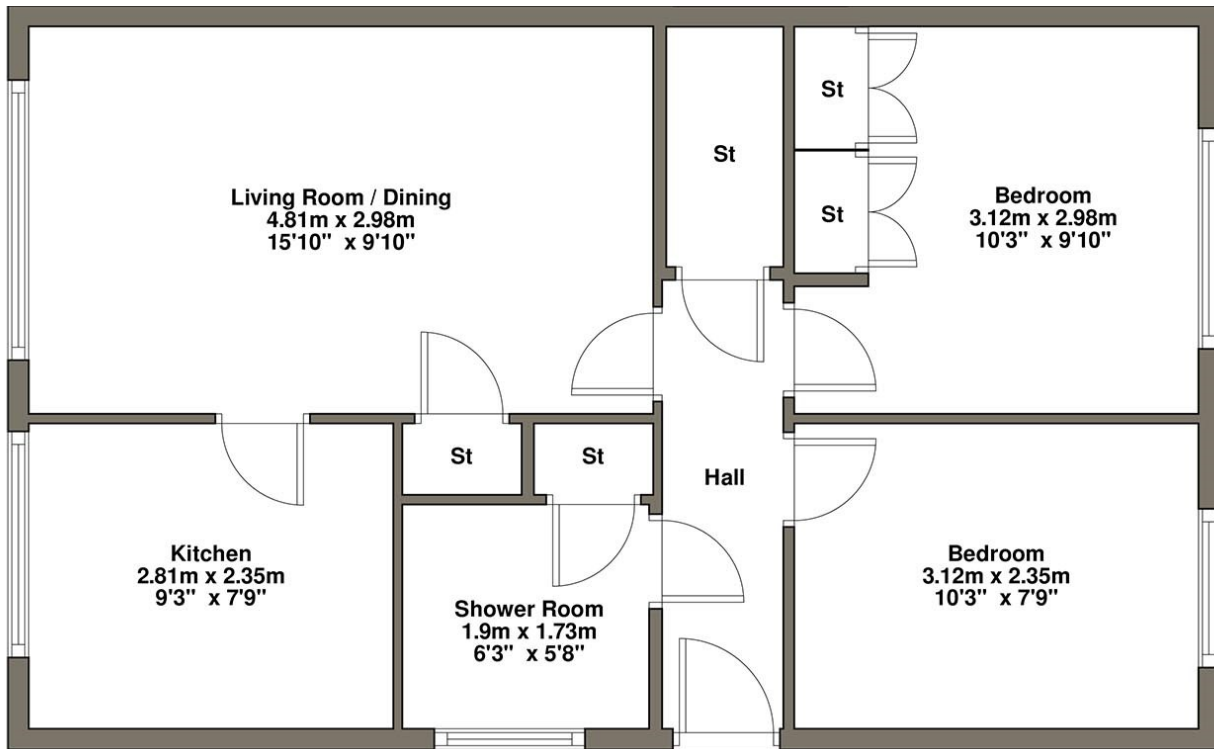








# FLOOR PLAN



1 Smithfield Crescent, Blairgowrie, PH10 6UD

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)
LIVING ROOM	4.81 X 2.98	KITCHEN	2.81 X 2.35
BEDROOM	3.12 X 2.98	BEDROOM	3.12 X 2.35
SHOWER ROOM	1.9 X 1.73		

## MILLER GERRARD

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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**