

# MILLER GERRARD

Solicitors and Estate Agents



## **ALBANY VILLA, 76 PERTH STREET, BLAIRGOWRIE PH10 6DT**

**AN EXTREMELY WELL PRESENTED AND SPACIOUS THREE BED GROUND FLOOR APARTMENT, WHICH IS LOCATED WITHIN EASY REACH OF LOCAL AMENITIES AND FORMS PART OF A FORMER DETACHED TWO STOREY VICTORIAN VILLA, WITH THE OTHER APARTMENT BEING ON THE FIRST FLOOR.**

- HALLWAY
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- KITCHEN
- UTILITY / STORE ROOM
- LARGE CELLAR
- SINGLE GLAZING
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £190,000
- LIVING ROOM
- REAR HALL
- DINING ROOM
- BOOT ROOM
- WORKSHOP, SHED, STORE & WC
- GARDENS (PRIVATE & COMMUNAL)
- GAS CENTRAL HEATING
- EPC BAND 'E'

**OFFERS OVER £190,000**

Miller Gerrard are pleased to present Albany Villa, a charming three bed Victorian ground floor apartment, which forms part of a former detached two storey villa, with the other apartment located on the first floor. Situated in a popular residential area, Albany Villa is perfectly located providing easy access to local amenities, and if required, the towns shops, cafes and restaurants.

The property comprises entrance hallway, living room, three double bedrooms, rear hall, shower room, dining room, kitchen, boot room, utility / store, external store, workshop and WC and cellar. There is gas central heating, private gardens, garden shed, store and cellar.

The property enters from the front via a large solid wooden door into the open and bright hallway, hall cupboard, cornicing and ceiling rose, there is a dado rail and a newly fitted carpet.

**Living Room:** Entering off the hallway this bright and spacious room features a large bay window fitted with wooden shutters, blinds and curtains. There is beautiful decorative cornicing, a ceiling rose and deep skirtings, a tiled fireplace with solid wood surround, a shelved press and a fitted carpet.

**Double Bedroom 1:** A dual aspect room located to the right off the hallway, with windows to the front and side fitted with shutters and curtains. There is decorative cornicing and a ceiling rose, traditional deep skirtings, a fitted carpet, shelved press and a shelved alcove (where the chimney would have originally been located).

**Double Bedroom 2:** With window to the side fitted with wooden shutters and curtains. There is wood wall panelling, cornicing and a fitted carpet, with a door to the dining room.

**Double Bedroom 3:** A bright and spacious room, with window to the side fitted with curtains, there is wooden flooring, coving, and a decorative fire surround and mantle, where the original fireplace would have been located.

A half glazed door takes you to the rear hallway, with two storage cupboards.

**Shower Room:** Comprising a three piece suite including wash hand basin, WC and shower. There is an obscure glazed window with curtains, dado rail and vinyl flooring.

**Dining Room:** With window to the garden, fire place with tiled and wooden surround, shelved press, picture rail and fitted carpet with door to bedroom three and door to the kitchen.

**Kitchen:** A well proportioned room, with double windows to the rear garden and wooden panelling throughout. This room comprises free standing kitchen furniture / storage cupboards, with a stainless steel sink, washing machine, tumble dryer and a free standing fridge freezer. There is a gas cooker with hob and oven below, with an additional cupboard or storage.

**Boot Room:** Located to the rear with a separate utility / store with window to the rear garden and gas boiler. A further sliding door off the boot room brings you to the workshop / shed / storage area with historic WC. This area is also accessed via a side doorway from the path to the side of the property and Atholl Street.

**Cellar:** Mirroring the original property, this completely dry area, with timber roof, windows and an original fire place provides the owner with the perfect development opportunity.

**Rear Garden:** This communal area is mainly laid in lawn surrounded with a masonry wall, there are gravel pathways and borders containing mature shrubs. Access to the cellar is from the rear garden area.

**Courtyard Garden:** A private and secluded garden area off the driveway, which is perfectly located to the rear of the property where there is an option for a large parking / garage area or development opportunity.

**Front Garden:** Surrounded by hedging, with gate and pathway, lawn with mature shrubs and planting. This area forms part of the property.

There is a driveway in gravel with gates leading to the front garden, which is laid in lawn with mature shrubs and planting, and provides access to the courtyard,

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.





















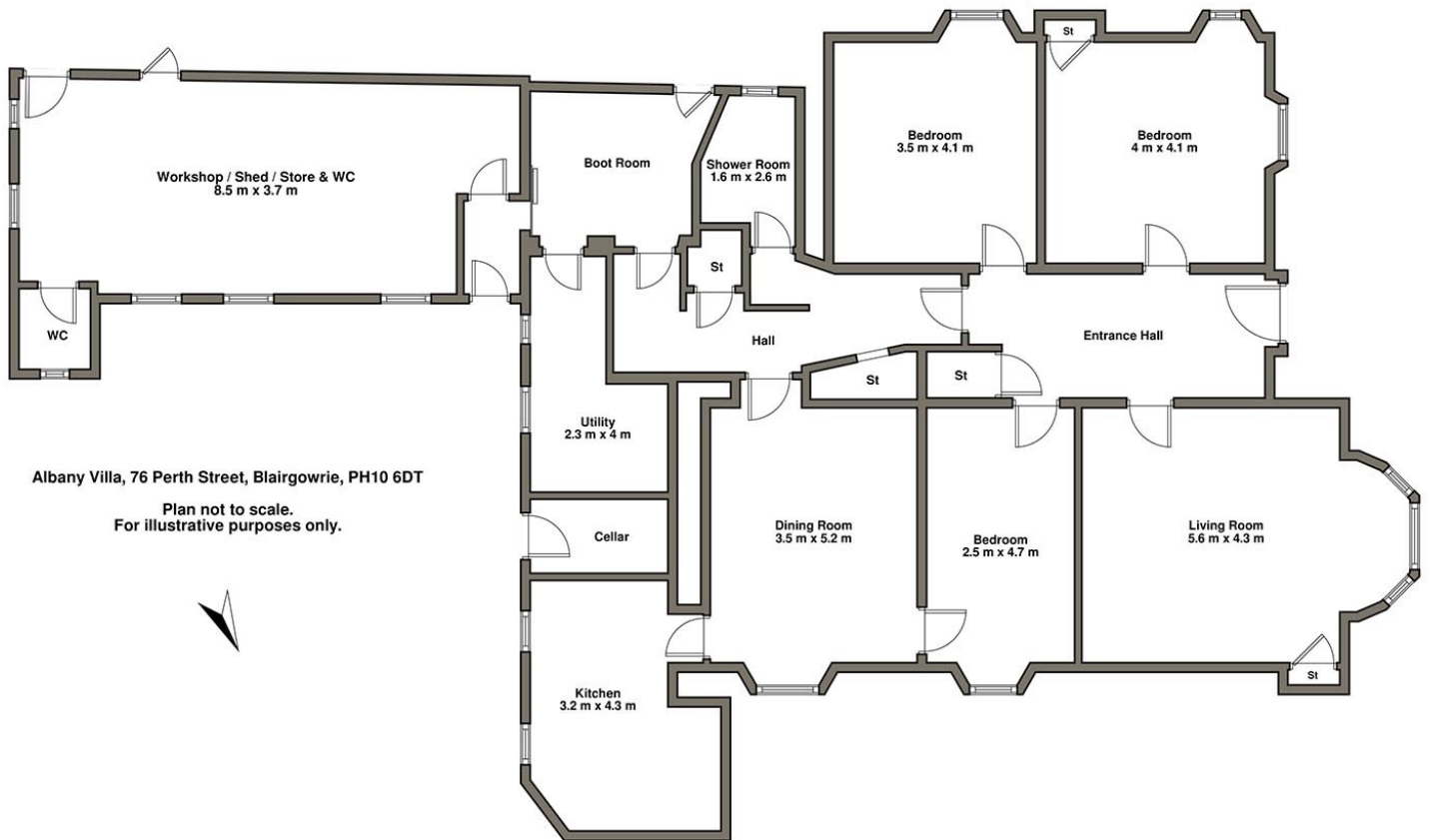








# FLOOR PLAN



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	5.60 X 4.30	BEDROOM FRONT	4.10 X 4.00
BEDROOM (LHS) FROM FRONT	4.70 X 2.50	BEDROOM (RHS) FROM FRONT	4.10 X 3.50
DINING ROOM	5.20 X 3.50	SHOWER ROOM	2.60 X 1.60
UTILITY	4.00 X 2.30	KITCHEN	4.30 X 3.20
WORKSHOP	8.50 X 3.70		

## 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.

The Home Report makes mention of areas within the property which required remedial attention. This work has been completed, and details of the works involved, along with copies of the guarantees are available for any seriously interested party.

### 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**