

MILLER GERRARD

Solicitors and Estate Agents



THE COACH HOUSE, GOLF COURSE ROAD, BLAIRGOWRIE, PH10 6LQ

A MOST ATTRACTIVE FOUR BEDROOM DETACHED VILLA, IN MOVE-IN CONDITION, OFFERING SPACIOUS ACCOMMODATION OVER TWO FLOORS, THE PROPERTY IS SITUATED IN A DESIRABLE PRIVATE LOCATION WITHIN WALKING DISTANCE OF THE POPULAR GOLF COURSE.

- ENTRANCE HALLWAY
- LIVING ROOM
- THREE FURTHER BEDROOMS
- TWO FURTHER SHOWER ROOMS
- GARDEN
- COUNCIL TAX BAND 'F'
- KITCHEN / FAMILY / DINING ROOM
- MASTER BEDROOM & EN-SUITE
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- EPC RATING 'B'
- HOME REPORT VALUE £500,000

OFFERS OVER £500,000

The Coach House is a roomy four bedroom detached villa, offering spacious accommodation over two floors. The property is situated in a highly desirable area close to the Golf Centre.

The property comprises entrance vestibule, large kitchen / dining / family room, utility room, living room, double bedroom / study and shower room on the ground floor. The first floor comprises large master bedroom with en-suite and balcony, family bathroom and two further double bedrooms, one with en-suite.

The property benefits from gas central heating, double glazing, large integrated garage, private secure electric gate entry system and secluded garden.

Access is via a fully glazed door into the hallway with laminate flooring, two deep storage cupboards and spotlights.

Kitchen / Dining / Family Room: This bright and spacious room provides ample space for family relaxation and dining, surrounded by large windows and patio doors leading to the outside decking and garden area. The kitchen provides a range of floor fitted and wall mounted units with contrasting worktops, integrated fridge, freezer, dishwasher and double oven, also benefiting from an Island with five-ring gas hob, open plan to dining / family room with wall mounted electric fire and two sets of patio doors leading to the decking areas in the garden.

Utility Room: Comprising laminate flooring floor fitted units with contrasting tops, space for washing machine and tumble dryer, stainless steel sink and drainer with window to the front above and door to access the garage.

Living Room: Bright living room with laminate flooring, spotlights and sliding doors to access decking area and garden.

Bedroom One / Study: Double bedroom or study with laminate flooring and window to the front of the property.

Shower Room: Comprising tiled flooring, WC, wash hand basin, walk in shower, tiled walls and ladder towel rail.

Master Bedroom: Large bright double bedroom with fitted wardrobes, spotlights and patio door to balcony with decked base and glass balustrade overlooking the private rear garden. En-Suite bathroom with tiled floor and walls, bath, WC, wash hand basin and walk in shower unit.

Bedroom: Spacious double bedroom with fitted wardrobes and built in cupboard, window overlooking the garden and en-suite with tiled floor and walls, walk in shower, WC and wash hand basin.

Bedroom: Front facing double bedroom with laminate flooring and fitted wardrobes.

Family Bathroom: With tiled floor and walls, bath with shower over, WC, wash hand basin and window to the front of the property.

Exterior: The front of the property is laid in gravel, large parking area for multiple vehicles, enclosed by hedgerow and security gates.

The rear garden is fully enclosed and private with high wall and hedgerow, two decking areas off the house and lawn area.

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.



















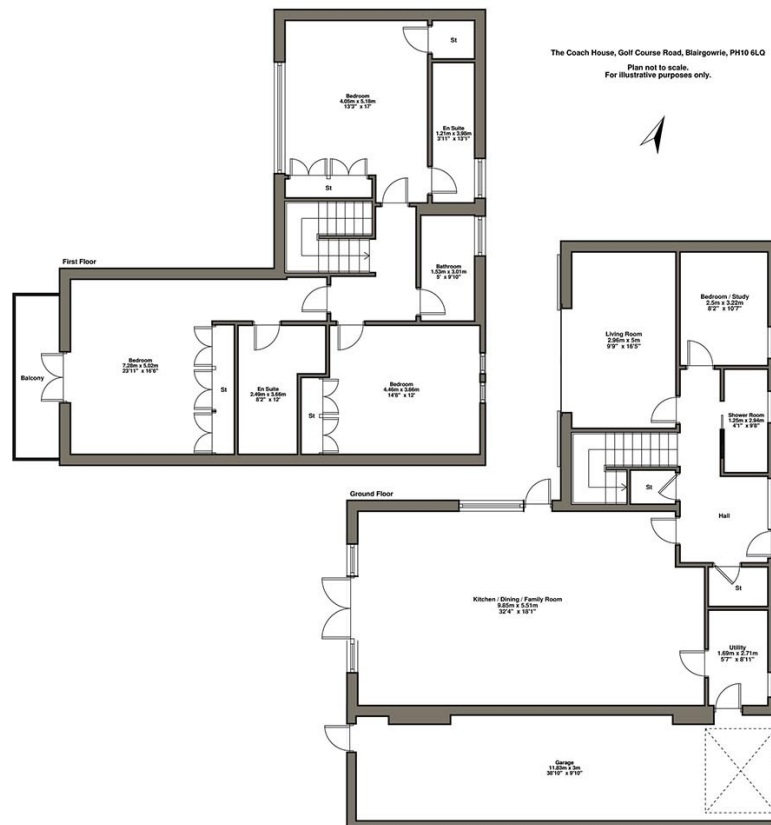








FLOOR PLAN



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)	(in meters)
KITCHEN / DINING / FAMILY ROOM	9.85 X 5.51	UTILITY ROOM	1.69 X 2.71
LIVING ROOM	2.96 X 5	BEDROOM 4 / STUDY	2.5 X 3.22
SHOWER ROOM	1.25 X 2.94	BEDROOM	4.46 X 3.66
MASTER BEDROOM	7.28 X 5.02	EN SUITE BATHROOM	2.49 X 3.66
BEDROOM	4.05 X 5.18	EN SUITE SHOWER ROOM	1.21 X 3.98
FAMILY BATHROOM	1.53 X 3.01	GARAGE	11.83 X 3

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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