

# MILLER GERRARD

Solicitors and Estate Agents



**43 PROVOST ROAD, BLAIRGOWRIE, PH10 6PJ**

**A WELL PROPORTIONED THREE BED SEMI DETACHED VILLA, LOCATED IN A POPULAR RESIDENTIAL AREA. THIS PROPERTY IS IDEALLY PLACED PROVIDING EASY ACCESS TO BOTH PRIMARY AND SECONDARY SCHOOLS AND IS WITHIN A SHORT WALK OF THE TOWN CENTRE.**

- ENTRANCE HALLWAY
- KITCHEN
- THREE DOUBLE BEDROOMS
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- EPC RATING 'D'
- LIVING ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DRIVEWAY
- COUNCIL TAX BAND 'C'
- HOME REPORT VALUE £140,000

**OFFERS OVER £140,000**

Miller Gerrard are delighted to bring to the market this three bed semi-detached villa. Located in a quiet area, this well-proportioned family home is perfectly placed in a popular residential area, providing easy access to both primary and secondary schools, and is within a short walk of the town centre.

The property benefits from gas central heating double glazing, front and rear gardens with shed, and driveway.

The accommodation comprises entrance vestibule and hallway, living room, kitchen, family bathroom, stairs to the first floor and three double bedrooms.

Entry to the property is via an obscure glazed door into the spacious entrance hallway, with storage cupboard and stairs to the first floor.

Living Room: Accessed from the hallway with fitted carpet, brick built fire surround with coal effect electric fire, patio doors leading to the rear garden and door to the kitchen.

Kitchen: Located to the rear of the property with two large storage larders, stainless steel sink with storage below, vinyl flooring, space for washing machine and cooker. A door leads to the rear hallway with vinyl flooring, large storage cupboard and rear door to garden.

Family Bathroom: Comprising a three piece bathroom suite including WC, wash hand basin and bath with over bath shower. Tiled walls around bath, vinyl flooring and obscure glazed window with blind.

Stairs with window at the half landing takes you to the first floor.

Bedroom 1: A double bedroom with window to the front garden with curtains and a fitted carpet.

Bedrooms 2 & 3 are located to the rear of the property. Both windows overlooking the rear garden with curtains and fitted carpets.

Exterior: The front garden is laid to lawn with path to front door, paved and gravel driveway to the side of the property providing parking for several vehicles, fenced in rear garden laid to lawn with decking area and shed.

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.











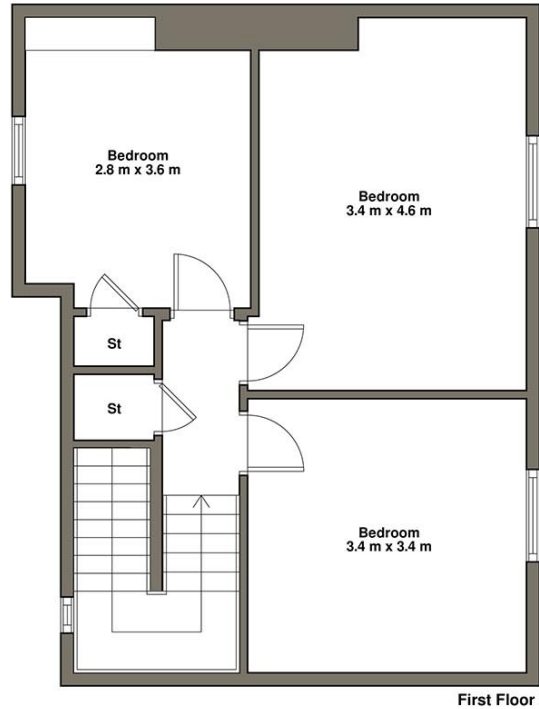
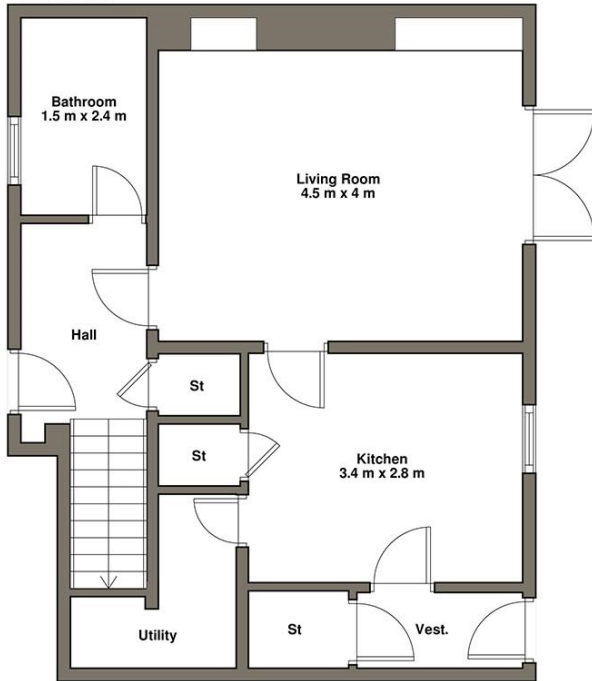


# FLOOR PLAN

43 Provost Road, Blairgowrie, PH10 6PJ

Plan not to scale.  
For illustrative purposes only.

Ground Floor



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	4.50 X 4.0	KITCHEN	3.40 X 2.80
BATHROOM	1.50 X 2.40	BEDROOM	3.40 X 3.40
BEDROOM	3.40 X 4.60	BEDROOM	2.80 X 3.60

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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**