

# MILLER GERRARD

Solicitors and Estate Agents



## KIRK WYND EVANGELICAL CHURCH, BLAIRGOWRIE, PH10 6HN

**A RARE AND EXCITING OPPORTUNITY TO PURCHASE THIS FORMER CHURCH, IDEALLY LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA CLOSE TO BLAIRGOWRIE TOWN CENTRE. FANTASTIC DEVELOPMENT OPPORTUNITY.**

- ENTRANCE VESTIBULE
- KITCHEN
- WC CUBICLES
- BASEMENT STORAGE
- EPC RATING 'F'
- LARGE MAIN HALL
- SPACIOUS UPPER HALL
- THREE BASEMENT ROOMS
- DRIVEWAY
- DEVELOPMENT OPPORTUNITY

**OFFERS OVER £95,000**

Miller Gerrard are delighted to bring this exciting development opportunity to the market.

The property is centrally located in a popular residential area of Blairgowrie within walking distance of the town centre.

Main Hall: Large bright main hall, with plenty of windows providing lots of natural light. Raised Pulpit area and exposed wooden beams on the ceiling.

Carpeted hallway and staircase leading to the upper and lower levels.

Upper Hall (rooms 2 and 3): Spacious bright second hall with wooden folding doors to separate into two smaller meeting rooms, serving hatch for the kitchen, storage cupboard and windows to the rear.

Kitchen: Galley style kitchen comprising floor fitted and wall mounted cabinets, 6 ring gas cooker and stainless steel sink.

Upper Room1: Shelved storage room with doors to access staircase, upper hall and main lower hall.

WC: Comprising WC and wash hand basin.

Basement Room One: Large bright room with wash hand basin, two WC cubicles and door to the side of the property.

Basement Room Two: Spacious room with WC cubicle.

Basement Room Three: Another good sized room to the rear of the property with base and wall units and stainless steel sink.

Basement Storage: Large storage area with brick walls and staircase leading to the upper main hall.

Exterior: Enclosed by masonry wall with iron railings, paved path and gravel driveway.

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.





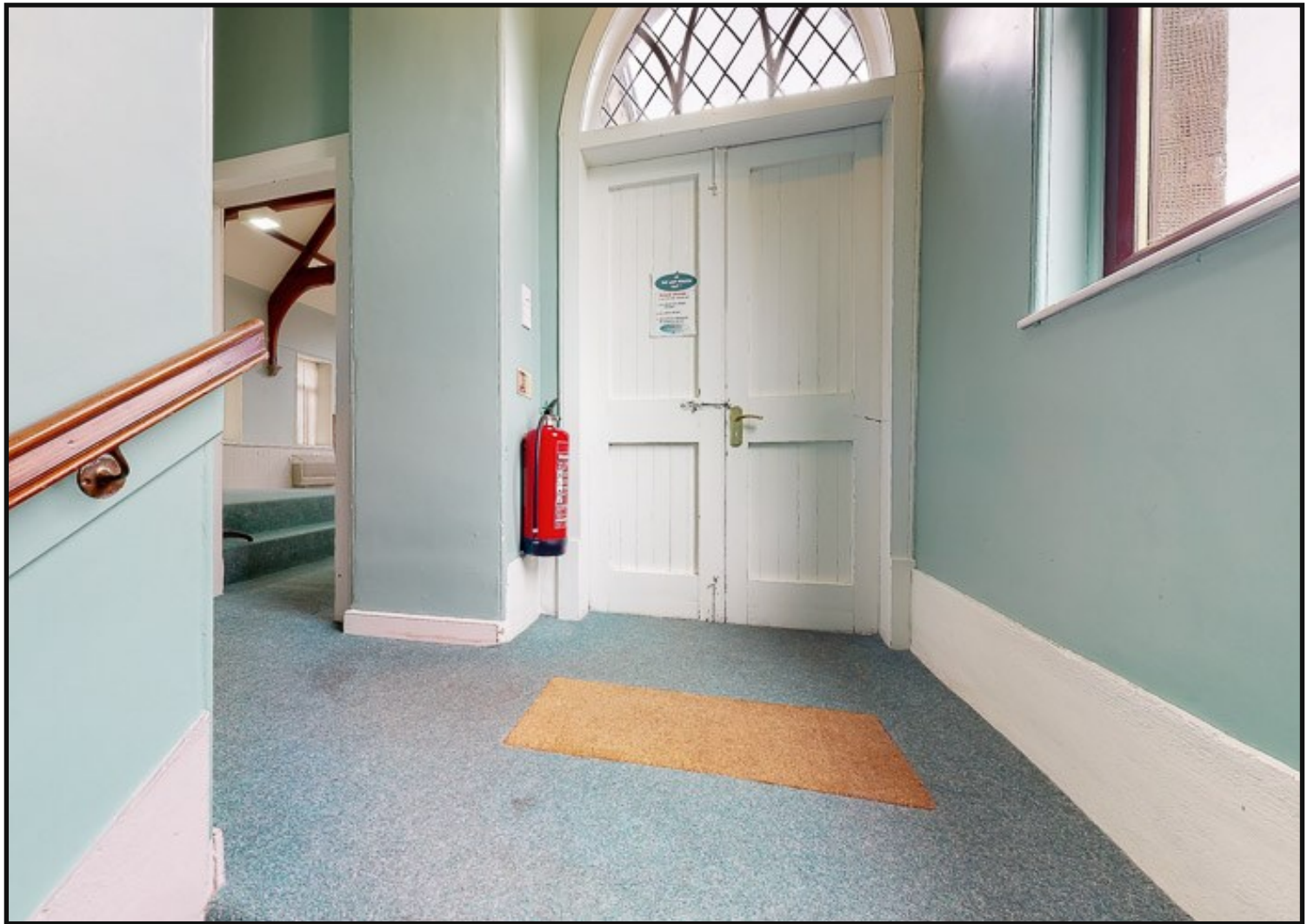






















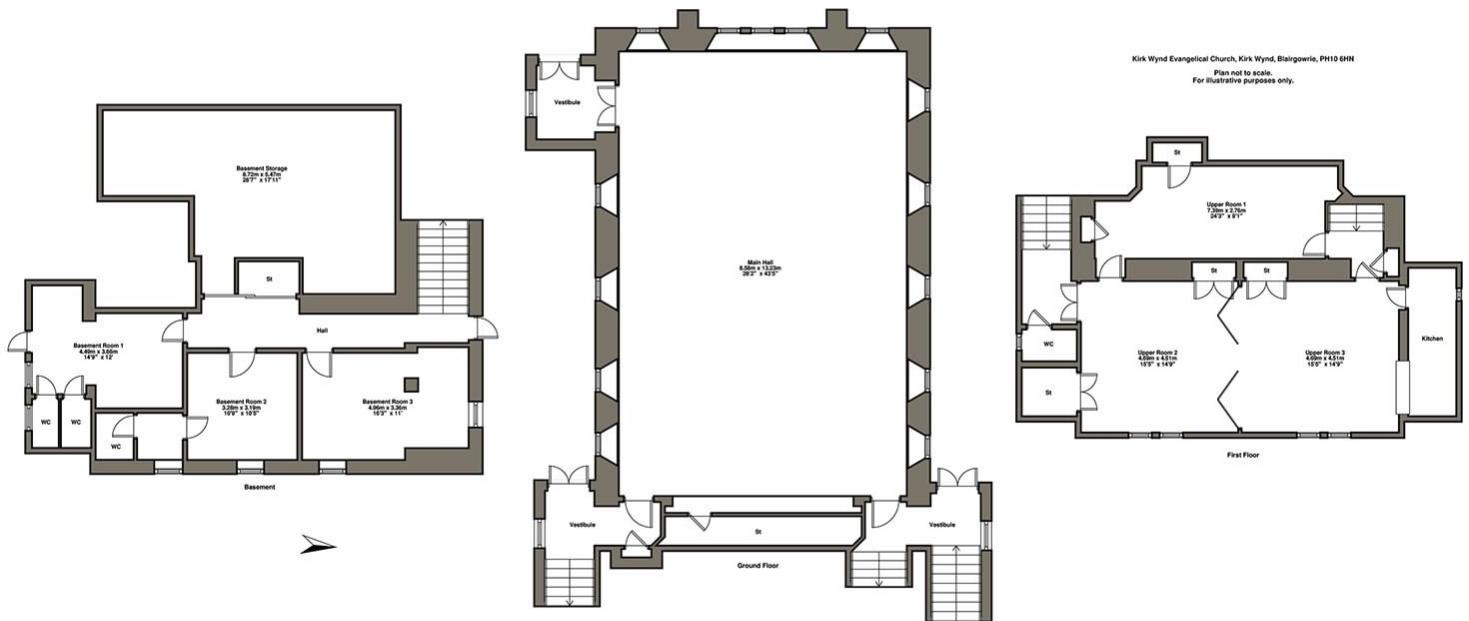








# FLOOR PLAN



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)
MAIN HALL	8.58 X 13.23	BASEMENT STORAGE	8.72 X 5.47
BASEMENT ROOM 1	4.49 X 3.66	BASEMENT ROOM 2	3.28 X 3.19
BASEMENT ROOM 3	4.96 X 3.36	UPPER ROOM 1	7.39 X 2.76
UPPER ROOM 2	4.69 X 4.51	UPPER ROOM 3	4.69 X 4.51

## 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**