

# MILLER GERRARD

Solicitors and Estate Agents



**7 ALTAMOUNT ROAD, BLAIRGOWRIE, PH10 6QL**

**A DELIGHTFUL AND SPACIOUS FOUR BED DETACHED BUNGALOW WHICH IS PRESENTED IN MOVE IN CONDITION, SITUATED IN A QUIET CUL-DE-SAC LOCATION, WITHIN WALKING DISTANCE OF BOTH THE COMMUNITY CAMPUS AND BLAIRGOWRIE HIGH SCHOOL.**

- ENTRANCE HALLWAY
- KITCHEN / DINING ROOM
- MASTER BEDROOM & EN-SUITE
- BATHROOM
- FRONT & REAR GARDENS
- EPC RATING 'C'
- LIVING ROOM
- CONSERVATORY
- THREE FURTHER BEDROOMS
- DRIVEWAY & DOUBLE GARAGE
- COUNCIL TAX BAND 'F'
- HOME REPORT VALUE £330,000

**OFFERS OVER £330,000**



Miller Gerrard are delighted to bring to the market this spacious four bed detached bungalow, presented in excellent decorative order with driveway, garage and gardens.

The property comprises entrance vestibule, hallway, living room, kitchen / dining room, conservatory, master bedroom with en-suite, three further bedrooms and family bathroom.

The property benefits from a driveway for multiple vehicles, double garage, front and rear gardens, gas central heating and double glazing.

Entrance vestibule with storage cupboard and door leading to 'L' shaped hallway providing access to all accommodation, with cupboard housing the central heating boiler.

Living Room: This bright and spacious room includes a picture window to the front, an electric fire with marble hearth and door to access the dining room.

Kitchen / Dining Room: Located at the rear of the property with Amtico flooring, both floor fitted and wall mounted cabinets with contrasting work surfaces, stainless steel sink, dual aspect windows, induction hob with extractor above, eye level double oven, integrated dishwasher, fridge freezer and spacious larder cupboard .

Conservatory: Accessed from the kitchen, the conservatory provides an additional room to relax and offers access to the rear garden.

Master Bedroom: Located at the front of the property with fitted wardrobes and mirrored sliding doors, en-suite comprising walk in shower, WC and wash hand basin.

Bedroom Two: Spacious double bedroom with fitted wardrobes and mirrored sliding doors and window to the rear garden.

Bedroom Three: A bright double bedroom with built-in wardrobe and window to the front of the property.

Bedroom Four / Study: Located at the rear of the property this room provides either a fourth bedroom or office space, with built-in wardrobe and patio doors to access the garden.

Bathroom: Comprising tiled floor and walls, bath with over bath shower, WC and wash hand basin.

Exterior: The front of the property is laid to lawn with flower and shrub borders, Monoblock driveway with space for multiple vehicles, large double garage and gate to access the rear garden, which is enclosed by fence and hedgerow with an area of lawn and patio seating area. The garden is very peaceful and private and enjoys a sunny position.

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.

























































