

MILLER GERRARD

Solicitors and Estate Agents



61 WOODLANDS PARK, BLAIRGOWRIE, PH10 6UW

A WELL PRESENTED AND SPACIOUS THREE BED DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC IN THE SOUGHT AFTER WOODLANDS PARK DEVELOPMENT OF BLAIRGOWRIE.

- ENTRANCE VESTIBULE
- BREAKFASTING KITCHEN
- MASTER BEDROOM & EN-SUITE
- BATHROOM
- GARDENS
- EPC RATING 'C'
- LIVING ROOM
- UTILITY
- TWO FURTHER BEDROOMS
- DRIVEWAY & GARAGE
- COUNCIL TAX BAND 'E'
- HOME REPORT VALUE £250,000

OFFERS OVER £250,000

Miller Gerrard are delighted to bring this detached three bed bungalow to the market, ideally situated in a popular residential area with spacious accommodation and attractive gardens.

The property comprises entrance vestibule, living room, breakfasting kitchen, three bedrooms and bathroom.

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

Living Room: A bright and spacious living room with bay window to the front.

Breakfasting Kitchen: Comprising floor fitted and wall mounted cabinets, gas hob with electric oven below and extractor above, dishwasher and stainless steel sink with window above overlooking the garden.

Utility: With floor fitted cabinets, washing machine, tumble dryer and fridge freezer, stainless steel sink and back door to access garden.

Master Bedroom: A spacious and bright double bedroom with built-in wardrobes and mirrored sliding doors, double windows to the rear garden and en-suite comprising white three piece suite, WC, wash hand basin and shower enclosure.

Bedroom Two: Located at the rear of the property with built-in wardrobes with sliding doors.

Bedroom Three / Study: A bright room with window to the side of the property and built-in wardrobes with sliding doors.

Bathroom: Comprising WC, wash hand basin and bath, tiled walls and window to the side of the property.

Exterior: The front of the property is laid to lawn with mature trees, Monoblock driveway for multiple vehicles leading to a single garage. The side of the property is laid to lawn with paved pathway leading to enclosed rear garden, which is laid to lawn with mature shrubs and trees with patio seating 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.

















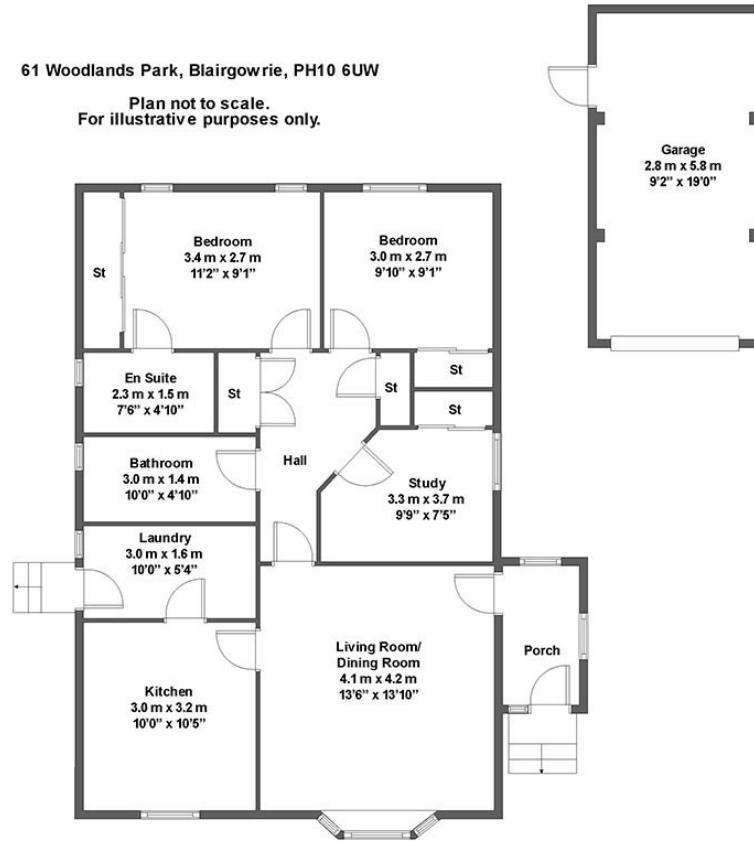




FLOOR PLAN

61 Woodlands Park, Blairgowrie, PH10 6UW

Plan not to scale.
For illustrative purposes only.



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	13.6	KITCHEN	10.0 X 10.2
UTILITY	10.0 X 5.4	MASTER BEDROOM	11.2 X 9.1
EN-SUITE	7.6 X 4.10	BEDROOM TWO	9.10 X 9.1
BEDROOM THREE / STUDY	9.9 X 7.5	BATHROOM	10.0 X 4.0
GARAGE	9.2 X 19.0		

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Zoopla

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