

MILLER GERRARD

Solicitors and Estate Agents



STAPLETON, BRUCEFIELD ROAD, BLAIRGOWRIE, PH10 6LA

A SUBSTANTIAL SIX BED DETACHED VILLA WITH DRIVEWAYS, AMPLE PARKING FOR MULTIPLE VEHICLES AND BEAUTIFUL VAST GARDENS, SITUATED IN A HIGHLY DESIRABLE AND SECLUDED RESIDENTIAL AREA.

- ENTRANCE VESTIBULE & HALLWAY
- DINING ROOM
- SHOWER ROOM
- STORE
- SIX BEDROOMS
- EXTENSIVE GARDENS
- OIL CENTRAL HEATING
- EPC RATING 'E'
- LIVING ROOM
- KITCHEN
- UTILITY
- BOOT ROOM
- FAMILY BATHROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND 'G'
- HOME REPORT VALUE £415,000

OFFERS OVER £415,000

Miller Gerrard are delighted to bring to the market Stapleton, Brucefield Road, Blairgowrie. Stapleton is a substantial six bed detached Victorian villa located in an extremely sought after area with vast garden grounds.

The property comprises entrance vestibule and hallway, living room, dining room, kitchen, shower room, utility, boot room, store rooms, six bedrooms and family bathroom.

The property benefits from large public rooms including original features with high ceilings and deep skirtings, double glazing and oil fired central heating. There are vast garden grounds to the front and sides of the property which are enclosed and private with two driveways providing amply parking.

Entrance vestibule and hallway: Half glazed vestibule with tiled flooring leading to generously proportioned hallway with feature staircase with decorative balustrade and under-stairs storage cupboard.

Living Room: A spacious bright living room with deep skirtings feature fireplace, dual aspect windows and high ceiling.

Dining Room: A generous sized dining room with large window overlooking the front garden, coving and high ceiling.

Kitchen: Located to the rear of the property comprising floor fitted and wall mounted cabinets, with window to the side.

Rear hallway with storage cupboard.

Shower Room: Comprising WC, wash hand basin and shower cubicle.

Utility: with floor fitted cabinets, stainless steel sink, drying pulley, storage cupboard, space for washing machine and tumble dryer and window to the rear garden.

Boot Room: With base units, stainless steel sink, storage cupboards and window to the rear garden.

Store: Store room with vinyl flooring, shelving and coat hooks.

Bedrooms One & Two: Located at the rear of the property on the first floor both bedrooms have built in wardrobes with vanity unit and wash hand basin with storage below and windows overlooking the rear garden.

Bedroom Three: Located at the rear on the second floor with over bed storage, wash hand basin and window to the garden.

Bedroom Four: A bright room with over bed storage, wash hand basin and window overlooking the front gardens.

Bedroom Five: Bright and spacious double bedroom with dual aspect windows.

Bedroom Six: With fitted wardrobes and window to the side of the property.

Bathroom: Comprising bath, WC and wash hand basin.

Exterior: Stapleton has two tarmac driveways which lead to and around the property and provide amply parking for multiple vehicles. The front garden is laid to lawn, enclosed with mature trees and hedgerow with flower borders. To the side of the property there is a drying area, laid to lawn and fully enclosed. The rear of the property is enclosed by fence, houses the oil tank, has an enclosed area of lawn with two wooden sheds and a workshop and provides access to the store room. Between both the driveways is another area of lawn, enclosed by mature trees and hedgerow and has a large greenhouse.

Stapleton is a beautiful Victorian villa with well kept garden and grounds, early viewing is highly recommended.

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.

























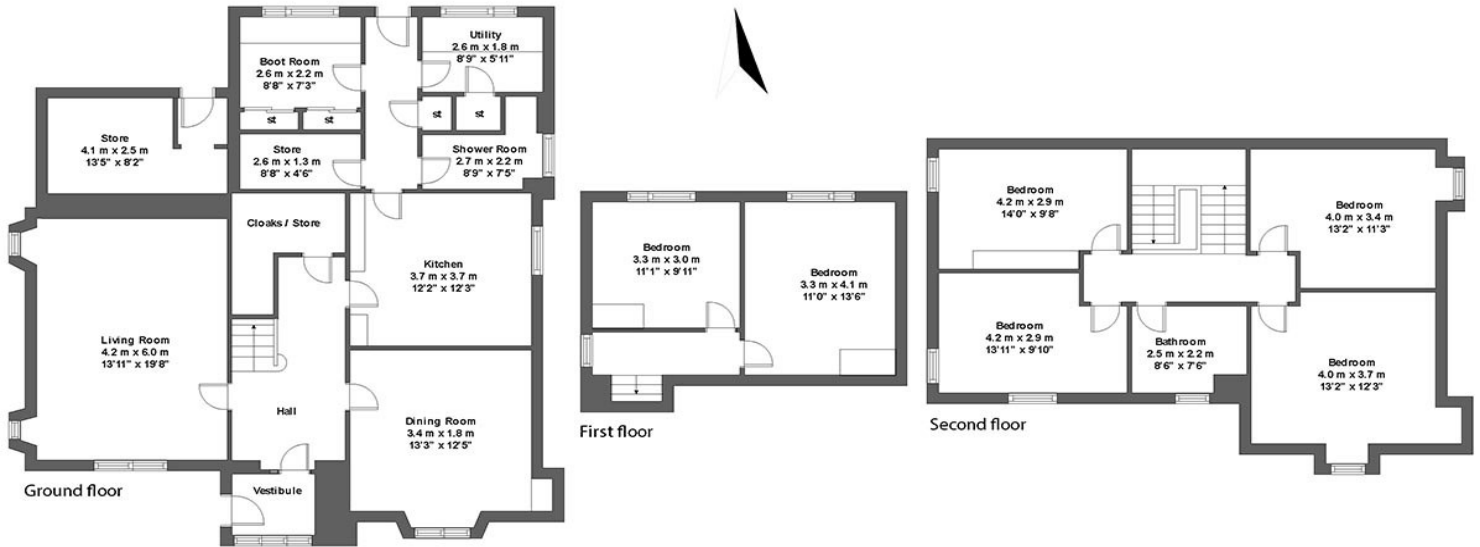


FLOOR PLAN

Stapleton, Brucefield Road, Blairgowrie, PH10 6LA

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	13.11 X 19.8	DINING ROOM	13.3 X 12.5
KITCHEN	12.2 X 12.3	SHOWER ROOM	8.9 X 7.5
UTILITY	8.9 X 5.11	STORE	8.8 X 4.6
BOOT ROOM	8.8 X 7.3	STORE	13.5 X 8.2
BEDROOM ONE	11.1 X 9.11	BEDROOM TWO	11.0 X 13.6
BEDROOM THREE	14.0 X 9.8	BEDROOM FOUR	13.2 X 11.3
BEDROOM FIVE	13.2 X 12.3	BEDROOM SIX	13.11 X 9.10
BATHROOM	8.6 X 7.6		

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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