

MILLER GERRARD

Solicitors and Estate Agents



HILLSIDE COTTAGE, JAMES STREET, BLAIRGOWRIE, PH10 6EZ

A DELIGHTFUL AND WELL PRESENTED TWO BED DETACHED COTTAGE, WITH DRIVEWAY, GARAGE, GARDEN AND WORKSHOP. IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- TWO DOUBLE BEDROOMS
- GARDENS & WORKSHOP
- DOUBLE GLAZING
- EPC RATING 'D'
- KITCHEN
- BATHROOM
- DRIVEWAY & SINGLE GARAGE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'D'
- HOME REPORT VALUE £175,000

OFFERS OVER £175,000

Miller Gerrard are delighted to bring Hillside Cottage to the market. This charming and well presented two bed detached cottage is located in a popular residential area within walking distance of the town centre and all local amenities.

The property comprises entrance hallway, living / dining room, kitchen, bathroom and two double bedrooms.

The property benefits from gas central heating, double glazing, driveway, single garage and private garden with workshop.

Kitchen: With floor fitted cabinets, electric hob with oven below, space for fridge and washing machine, stainless steel sink and drainer with window above overlooking the rear garden. The kitchen also benefits from a walk in shelved larder cupboard with small window.

Living / Dining Room: A spacious and bright living / dining room located at the front of the property with laminate flooring, log burner with slate hearth, bay window and ample space for a table and chairs.

Bathroom: Comprising bath with shower over and tiling around, WC, wash hand basin and window to the side of the property.

Bedroom One: A spacious and bright double bedroom located at the front of the property with laminate flooring, combed ceiling and loft access hatch.

Bedroom Two: Another good sized room with built-in wardrobe and window over looking the rear garden.

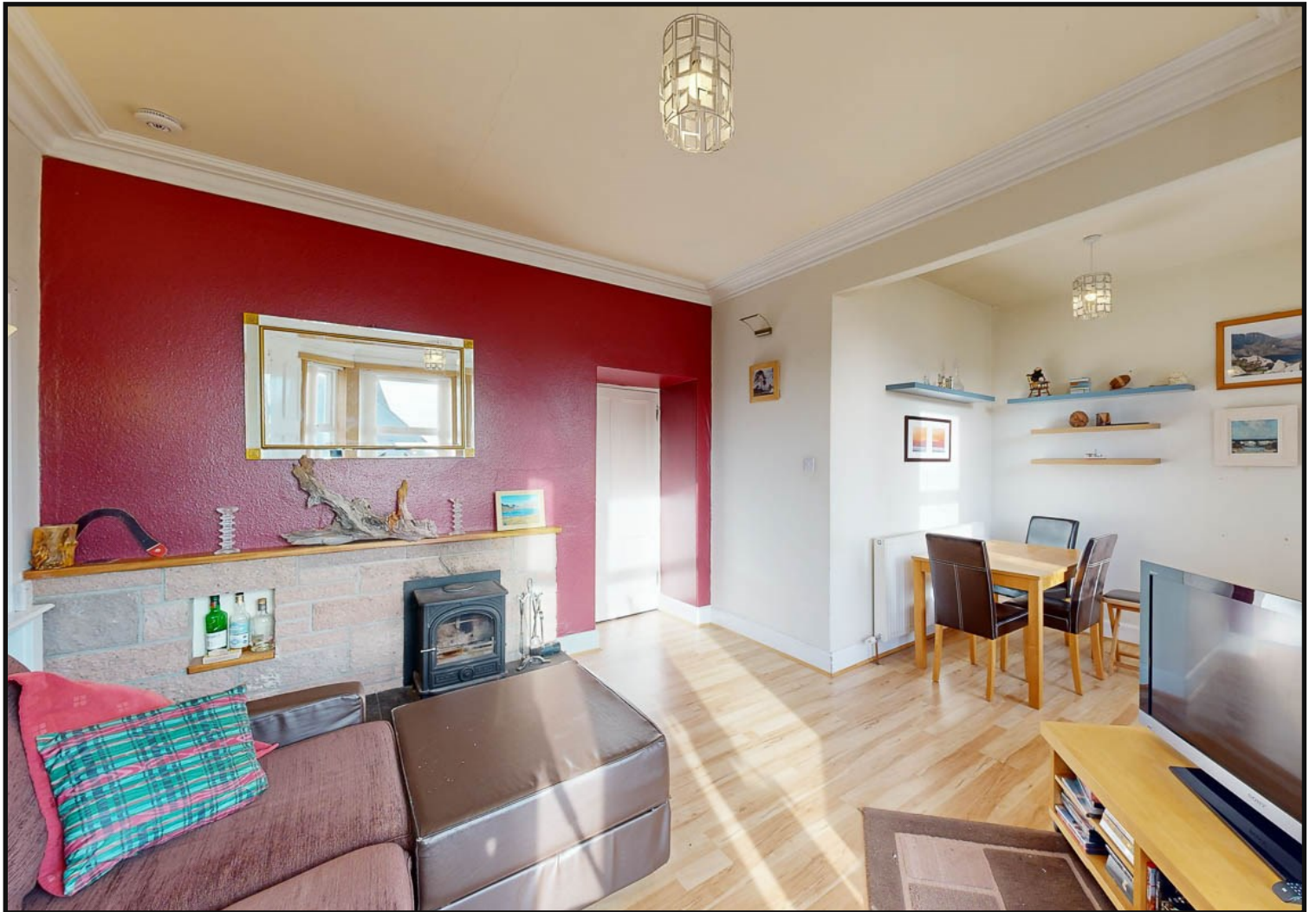
Exterior: The front of the property allows parking for one vehicle and there is a single garage. There is a paved pathway down the side of the property leading to the private walled garden, with raised lawn area, seating area with fire pit, large workshop and storage shed with power supply.

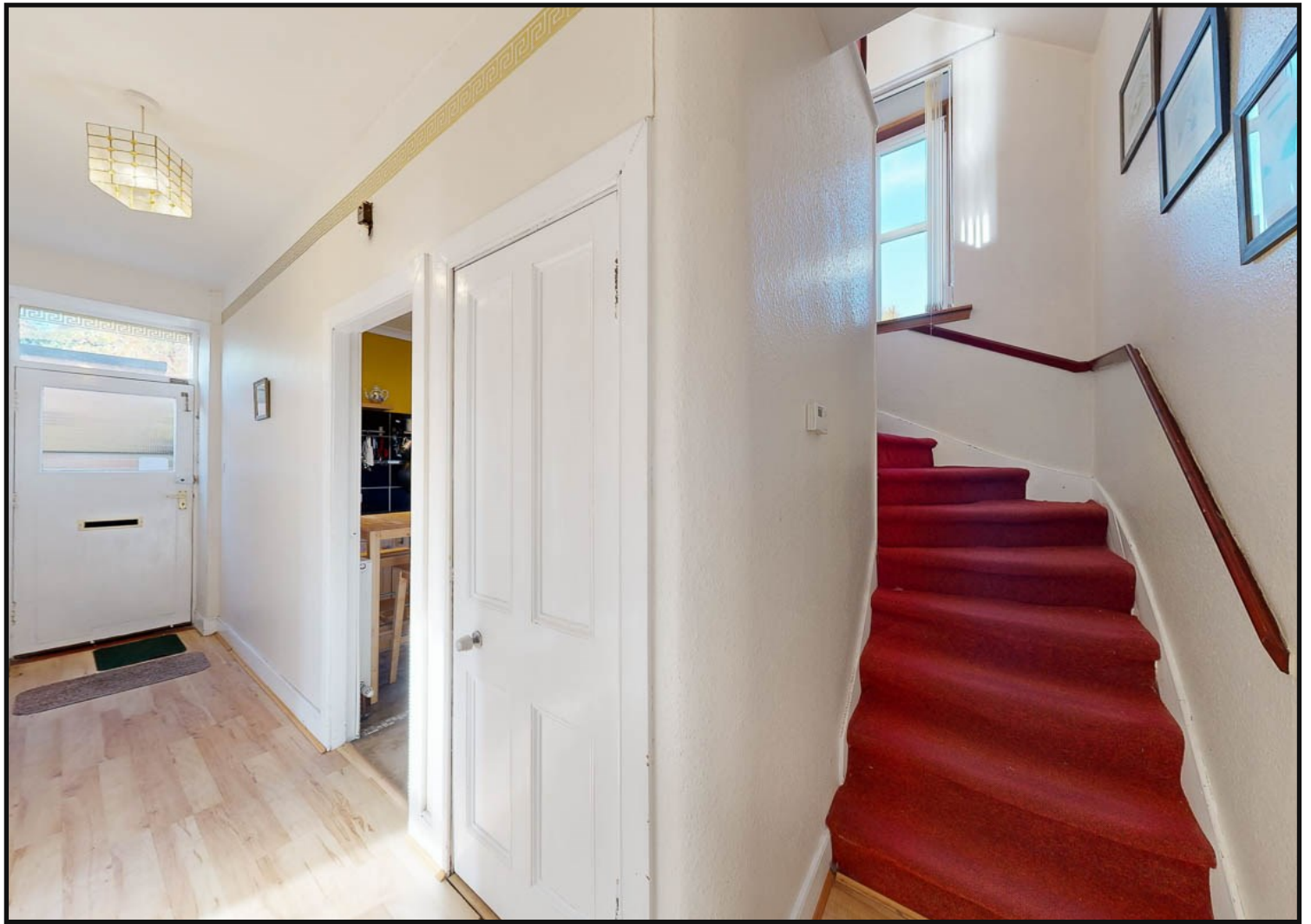
The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, 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.

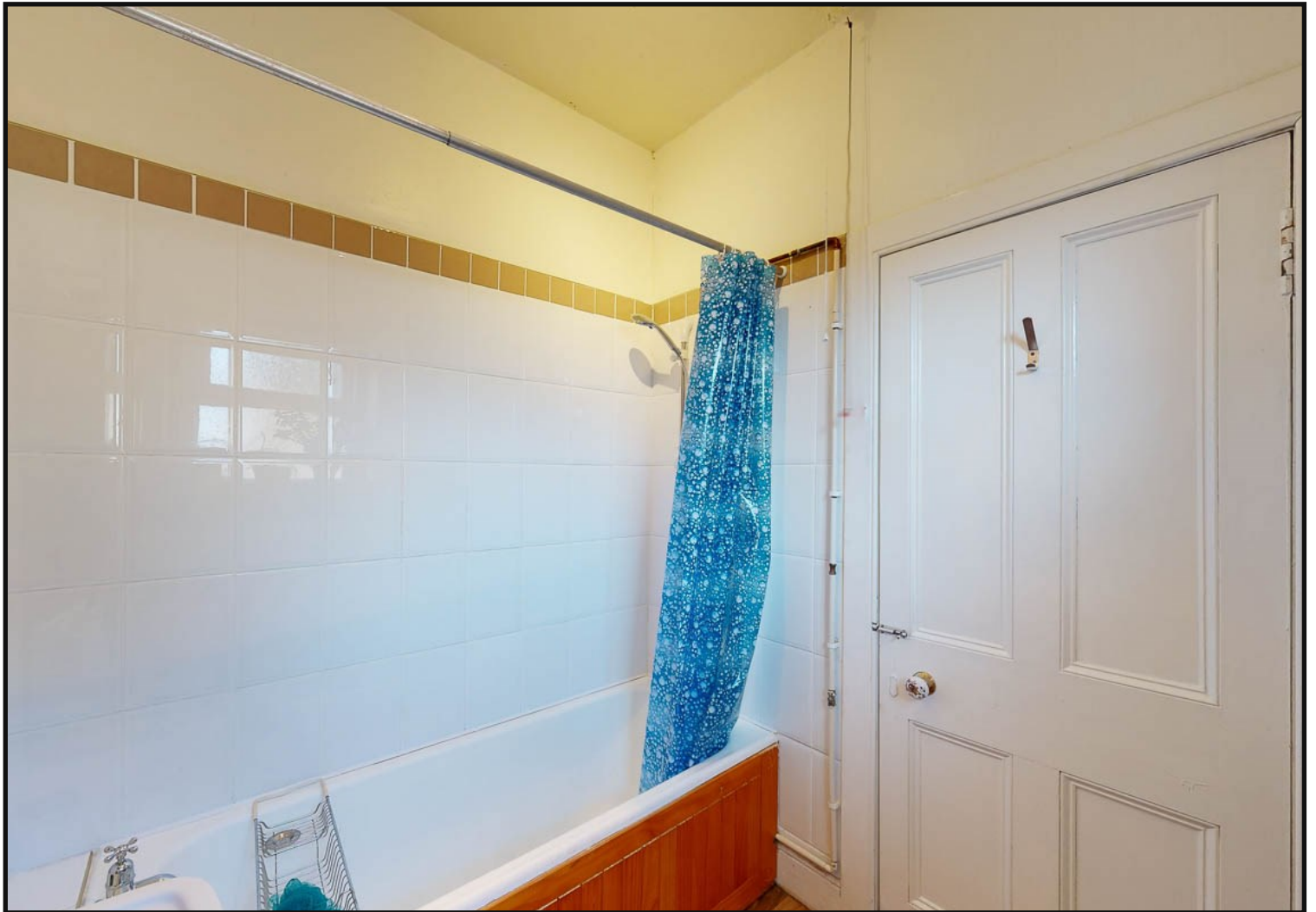












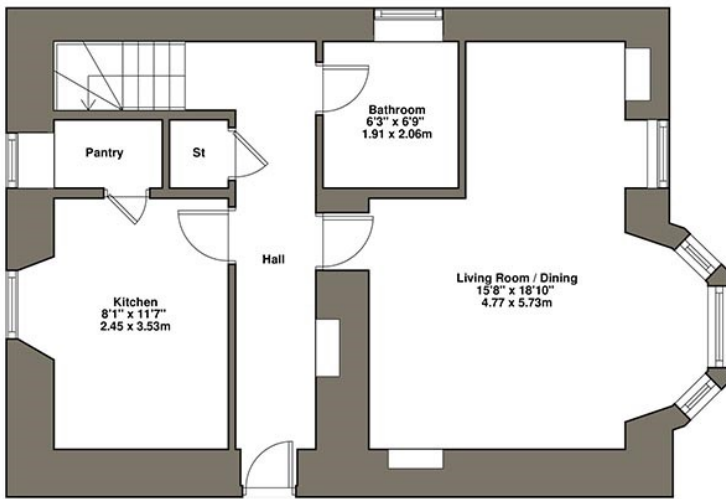




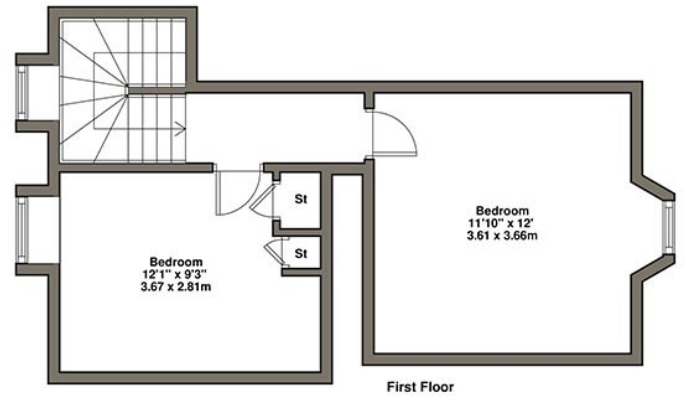




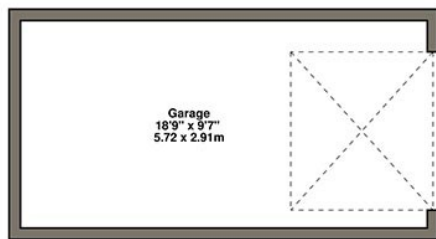
FLOOR PLAN



Ground Floor



First Floor



Garage
18'9" x 9'7"
5.72 x 2.91m

Hillside Cottage, James Street, Blairgowrie, PH10 6EZ

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)
KITCHEN	2.45 X 3.53	LIVING / DINING ROOM	4.77 X 5.73
BATHROOM	1.91 X 2.06	BEDROOM ONE	3.61 X 3.66
BEDROOM TWO	3.67 X 2.81	GARAGE	5.72 X 2.91

MILLER GERRARD

Solicitors and Estate Agents

The Studio,
13 High Street,
Blairgowrie,
PH10 6ET

Tel: 01250 873468 Fax: 01250 875257
www.millergerrard.co.uk



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