

MILLER GERRARD

Solicitors and Estate Agents



31 HONEYBERRY DRIVE, BLAIRGOWRIE, PH10 7RB

A DELIGHTFUL TWO BED SEMI-DETACHED BUNGALOW, LOCATED IN A HIGHLY DESIRABLE AND WELL ESTABLISHED RESIDENTIAL AREA PROVIDING EASY ACCESS TO LOCAL AMENITIES.

- ENTRANCE VESTIBULE
- LIVING ROOM
- MASTER BEDROOM ENSUITE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND 'D'
- HALLWAY
- KITCHEN / DINING ROOM
- DOUBLE BEDROOM
- DRIVEWAY TO SINGLE GARAGE
- DOUBLE GLAZING
- EPC BAND 'C'
- HOME REPORT VALUE £185,000

OFFERS OVER £ 185,000

Miller Gerrard are delighted to bring to the market 31 Honeyberry Drive. This is a delightful two bed G.S. Brown Construction semi-detached bungalow, located in a highly desirable and well established residential area.

The property comprises entrance vestibule and hallway, a comfortable living room, kitchen / dining room, master bedroom with ensuite, a further double bedroom and a family bathroom.

Benefiting from well maintained front and rear gardens, a monoblock driveway leading to a single garage, gas central heating and double glazing.

Entrance Vestibule: With glass door leading to the hallway.

Hallway: A spacious hallway with linen cupboard, store cupboard with access to the loft space.

Living Room: A well-proportioned room accessed via a paned glass door with two bright windows to the front, a fitted carpet and coving.

Double Bedroom: With a bright window to the front fitted with blinds, a double built-in wardrobe and carpet.

Master Bedroom Ensuite: Located to the rear, with double mirror fronted fitted wardrobes, carpet and window to the garden,

Ensuite Shower Room: Comprising a shower cubicle, wash hand basin and WC. There is vinyl flooring and the room is tiled to dado height with an obscure glazed window.

Family Bathroom; Including a bath with over bath shower and glass shower screen with tiling behind. There is a wash hand basin, WC, obscure glazed window, extractor, vinyl flooring and latter towel rail.

Kitchen / Dining: A spacious kitchen fitted with a range of both floor and wall mounted cabinets with contrasting work surfaces and tiling behind. There is a stainless steel sink at the window, gas hob with extractor above and an electric oven below, an integrated fridge freezer with washing machine, vinyl flooring and a door providing direct access to the rear garden.

The dedicated dining area provides plenty of room for a dining table and chairs and there are two bright windows looking out over the rear garden.

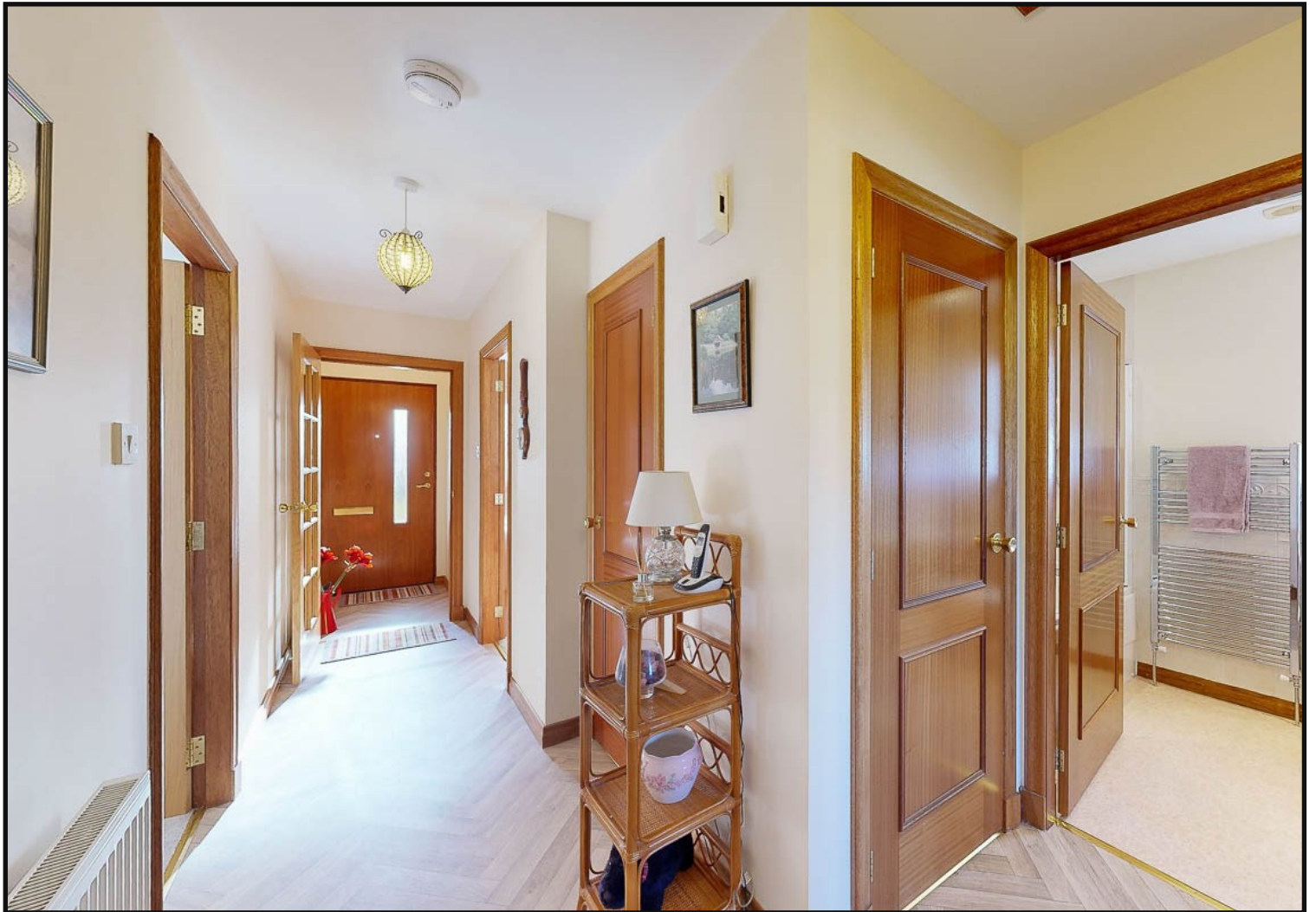
Exterior:

Rear Garden: A large garden area surrounded by fencing and laid predominantly in lawn with a patio area, including well defined borders containing mature planting.

Driveway: Laid in monoblock leading to a single garage with up and over door, and a side door providing direct access from the rear garden.

Front Garden: With a lawn and an additional side border off the driveway including a selection of mature planting.

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.











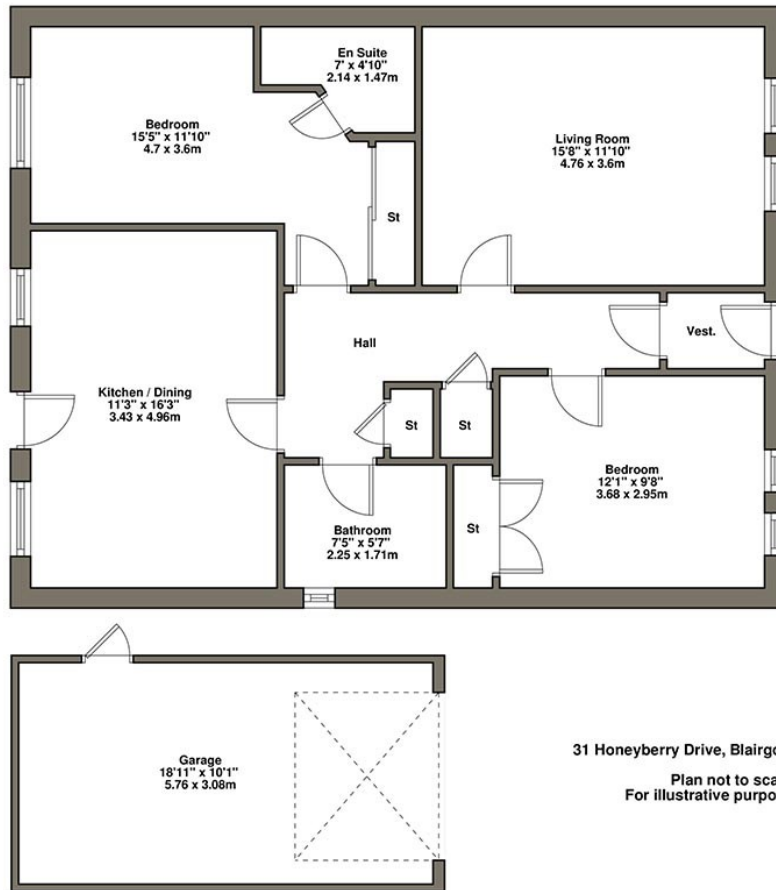








FLOOR PLAN



31 Honeyberry Drive, Blairgowrie, PH10 7RB

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	4.76 X 3.60	KITCHEN / DINING	4.96 X 3.43
MASTER BEDROOM	4.70 X 3.60	ENSUITE SHOWER	2.14 X 1.47
DOUBLE BEDROOM	3.68 X 2.95	FAMILY BATHROOM	2.25 X 1.71
GARAGE	5.76 X 3.08		

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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

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE