

# MILLER GERRARD

Solicitors and Estate Agents



## 5 RIVERSIDE COURT, BLAIRGOWRIE, PH10 7BG

A BEAUTIFULLY PRESENTED SECOND FLOOR ONE BED APARTMENT, BENEFITING FROM OUTSTANDING RIVER VIEWS. THIS PROPERTY IS IDEALLY PLACED ON THE EDGE OF THE TOWN CENTRE WITHIN EASY WALKING DISTANCE OF SHOPS, CAFES, RESTAURANTS AND LOCAL AMENITIES.

- SECURE DOOR ENTRY SYSTEM
- LIVING ROOM
- SHOWER ROOM
- LOFT SPACE
- OFF STREET PARKING
- DOUBLE GLAZING
- COUNCIL TAX BAND 'B'
- ENTRANCE HALLWAY
- DINING KITCHEN
- DOUBLE BEDROOM
- COMMUNAL GARDEN
- GAS CENTRAL HEATING
- EPC BAND 'C'
- HOME REPORT VALUE £80,000

**OFFERS OVER £ 80,000**

Miller Gerrard are delighted to bring to the market this beautifully presented one bed second floor apartment. The property sits on the edge of town and benefits from the most stunning river views, with the added bonus of being within easy walking distance of the local amenities.

The accommodation comprises entrance hallway, lounge, dining kitchen, shower room and a double bedroom.

The property enters via a secure door entry system into the carpeted communal stairwell. Stairs with access to the apartment on the top floor.

The lounge, with patio doors to a Juliet balcony fills the room with natural light and provides beautiful views of the river, with a further window to the side. There is a fitted carpet and coving.

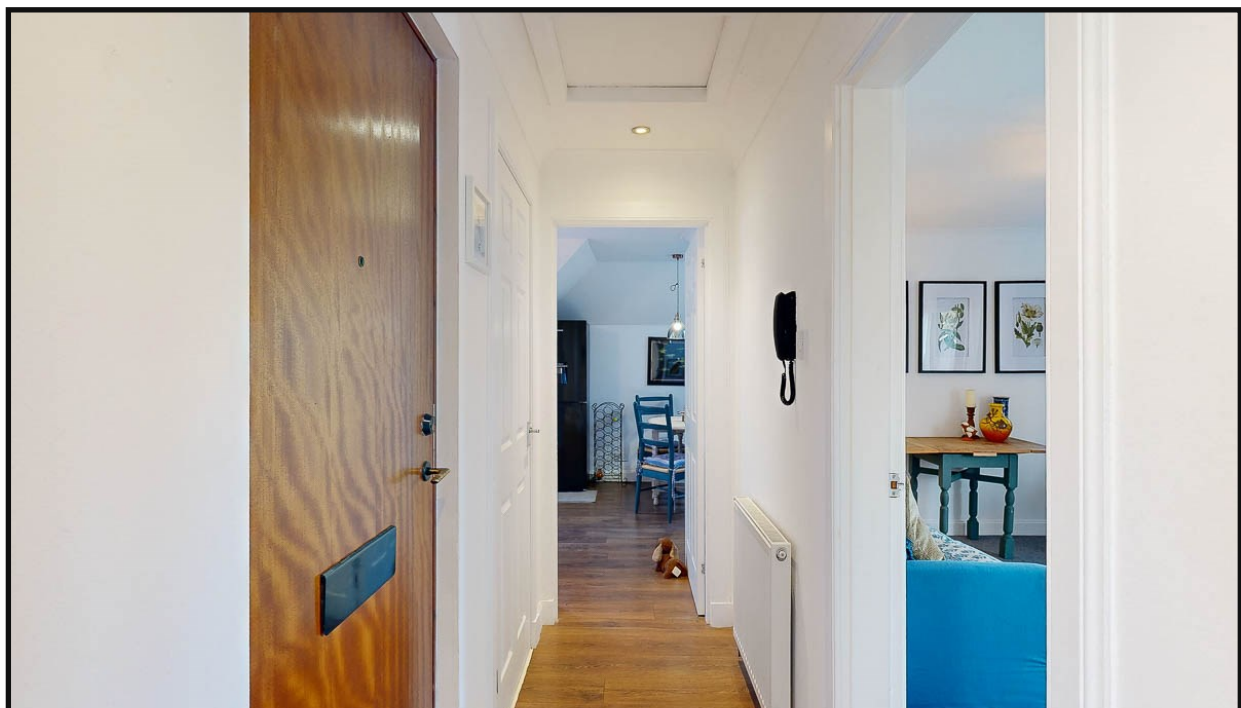
Off the hallway is the well appointed and spacious modern dining kitchen. With coombed ceiling, large Velux windows, and vinyl flooring. This room is fitted with a range of both floor and wall mounted kitchen cabinets with contrasting work surfaces and tiling behind. There is a gas hob with extractor above, and gas oven below, stainless steel sink with mixer tap, a fridge freezer and a breakfast bar with storage below. In addition, there is a dining area providing room for a table and chairs.

The newly fitted shower room is fully tiled and includes a WC, wash hand basin and large walk in shower. There is an obscure glazed window, superb vinyl flooring, extractor and fitted mirror.

The double bedroom benefits from two large Velux windows, there are coombed ceilings, a fitted carpet and double mirror fronted wardrobes.

There is access to the partially floored loft space from the hallway, providing the owner with additional storage space. The property also benefits from communal gardens which are maintained by the factor, and there is off street parking.

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.





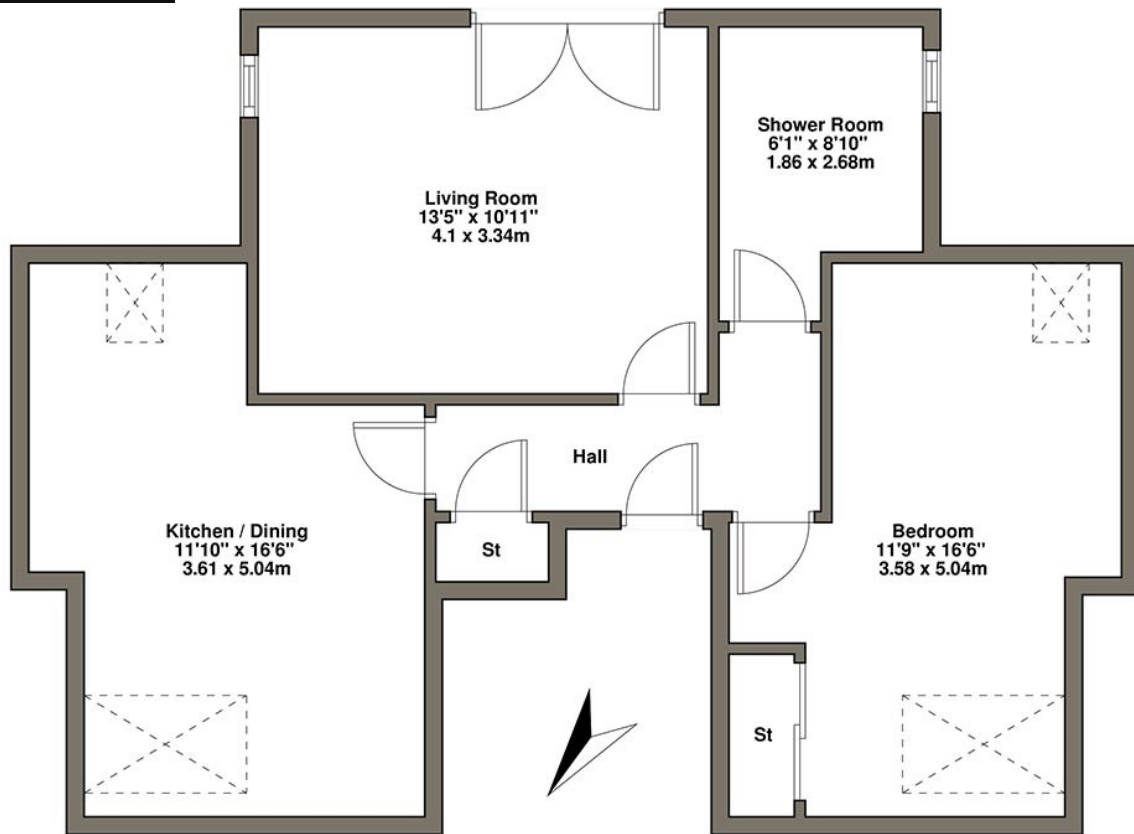








# FLOOR PLAN



5 Riverside Court, Blairgowrie, PH10 7BG

Plan not to scale.

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)
LOUNGE	4.10 X 3.30	DOUBLE BEDROOM	5.00 X 3.60
KITCHEN / DINING	5.00 X 3.60	SHOWER ROOM	2.70 X 1.90

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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

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