

MILLER GERRARD

Solicitors and Estate Agents



BEADLES COTTAGE, 36 WILLIAM STREET, BLAIRGOWRIE PH10 6BH

A CHARMING TWO BED SEMI-DETACHED STONE BUILT COTTAGE, LOCATED IN A POPULAR RESIDENTIAL AREA OF BLAIRGOWRIE, PROVIDING EASY ACCESS TO LOCAL AMENITIES.

- ENTRANCE HALLWAY
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- EPC BAND 'D'
- HOME REPORT VALUE £150,000
- LIVING ROOM
- BREAKFASTING KITCHEN
- GARDENS
- DOUBLE GLAZING
- COUNCIL TAX BAND 'C'

OFFERS OVER £ 149,950

Miller Gerrard are pleased to bring to the market Beadles Cottage, a traditional semi-detached two bed stone built cottage, located in a popular and sought after residential area of Blairgowrie within easy walking distance of the local shops and amenities.

The property comprises entrance hallway, living room, two double bedrooms, breakfasting kitchen and a family bathroom.

Beadles Cottage benefits from gas central heating and double glazing with a spacious garden area.

Externally the gardens are mainly laid in lawn to the front with gravel pathways, mature trees, shrub borders and a drying area. There is a courtyard off the rear door where the refuse bins are stored. The property is fully enclosed with a mixture of masonry wall and fencing, with the boundary entrance to the property in iron railing with a large iron gate.

The property enters by a half glazed door into the hallway with electric meter and hatch to the loft space.

Bedroom 1: Located to the left off the entrance hallway with dual aspect windows to the front and side.

Family Bathroom: Comprising a three piece bathroom suite in white including a wash hand basin, WC and bath with over bath shower and curtain rail.

Living Room: A spacious room with bright window to the garden with radiator, there is also access to bedroom two and the breakfasting kitchen.

Bedroom Two: With window to the front.

Breakfasting Kitchen: Fitted with a range of both floor standing and wall mounted cabinets with Wetwall behind. There is a hob and oven, stainless steel sink and plumbing in place for a washing machine. The half glazed rear door takes you directly into the small rear courtyard.

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.





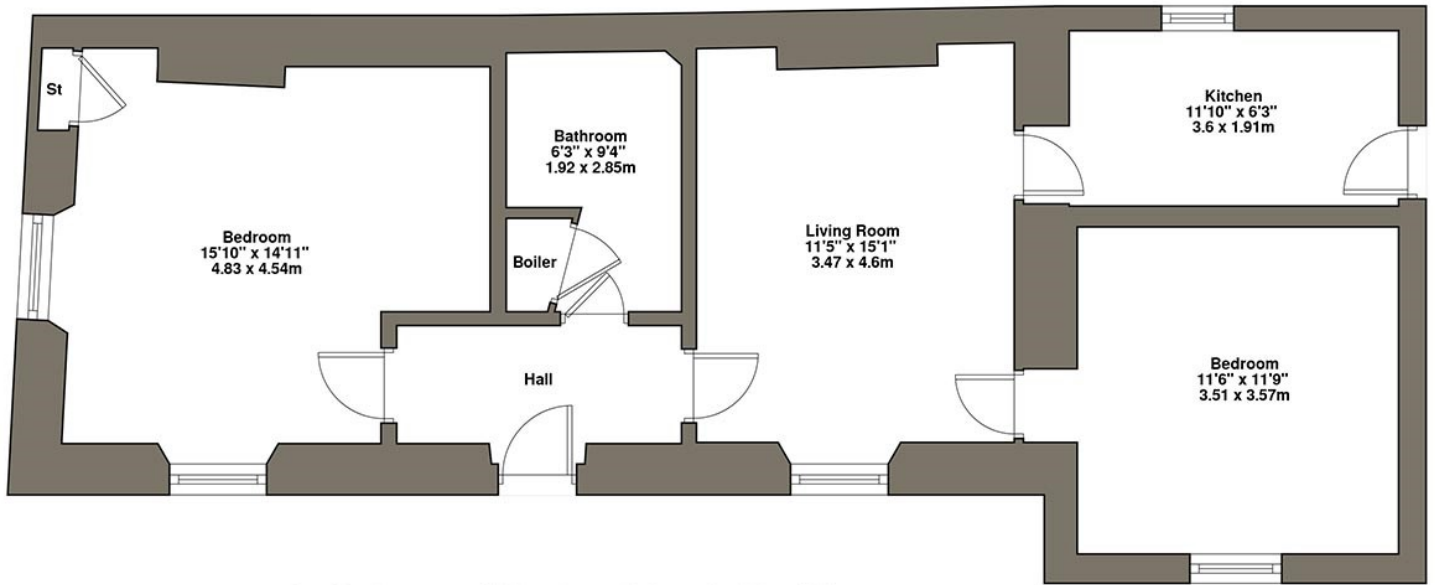








FLOOR PLAN



Beadles Cottage, 36 William Street, Blairgowrie, PH10 6HX

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	4.60 X 3.47	BEDROOM 1	4.83 X 4.54
KITCHEN	3.60 X 1.91	BEDROOM 2	3.57 X 3.51
BATHROOM	2.85 X 1.92		

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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