

MILLER GERRARD

Solicitors and Estate Agents



2 CASTLE STREET, BLAIRGOWRIE, PH10 6DR

A SPACIOUS WELL PRESENTED THREE BED TERRACED COTTAGE, LOCATED IN CENTRAL BLAIRGOWRIE AND PROVIDING EASY ACCESS TO LOCAL SHOPS AND AMENITIES.

- ENTRANCE HALLWAY
- DINING ROOM
- DOUBLE BEDROOM ENSUITE (GROUND FLOOR)
- FAMILY SHOWER ROOM
- DOUBLE GLAZING
- CELLAR
- COUNCIL TAX BAND 'C'
- LIVING ROOM
- KITCHEN AND UTILITY/STORE
- TWO DOUBLE BEDROOMS (FIRST FLOOR)
- GAS CENTRAL HEATING
- GARDENS, SUMMER HOUSE & SHED
- EPC BAND 'C'
- HOME REPORT VALUE £195,000

OFFERS OVER £ 195,000

Miller Gerrard are delighted to bring to the market 2 Castle Street, Blairgowrie, PH10 6DR. This is an extremely spacious 3 bed terraced cottage, located in central Blairgowrie providing easy access to local shops and amenities.

The property comprises on the ground floor entrance hallway, living room, dining room, kitchen, rear porch, utility/store, and a down stairs double bedroom with ensuite shower room. The first floor includes two well-proportioned double bedrooms and a shower room.

The property benefits from gas central heating and double glazing, rear gardens with a summer house and a cellar.

The property enters by a fully insulated door with decorative glazed insert into the hallway with stairs to the first floor.

To the right from the hallway is the double bedroom with Ensuite shower room including a walk in shower, wash hand basin and a WC. It should be noted the WC is a Macerator WC and as such will require routine maintenance.

To the left from the hallway is the living room with dual aspect windows to the front and side, there is a gas fire with tiled hearth, shelved press, coving and fitted carpet.

A door from the living room leads to the rear facing dining room with large under stairs cupboard which in turn leads to the Kitchen.

Kitchen: Including a range of both floor standing and wall mounted kitchen cabinets, a standalone electric oven with hob and extractor above, and a stainless steel sink with mixer tap.

Utility: Accessed directly from the kitchen with built-in storage and hot water central heating boiler.

Stairs lead to the first floor with linen store and additional storage cupboard.

There are two well-proportioned double bedrooms with dormer windows and a family bathroom which includes a walk in shower, WC and wash hand basin.

There are sheltered rear gardens with a paved patio area accessed from the rear porch off the kitchen. The gardens are mainly laid in lawn and are surrounded by a mixture of masonry wall and fencing, borders with mature shrubs and trees, a charming summer house and garden shed. Steps from the rear garden lead down to the large cellar with stone floor and electric light.

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.











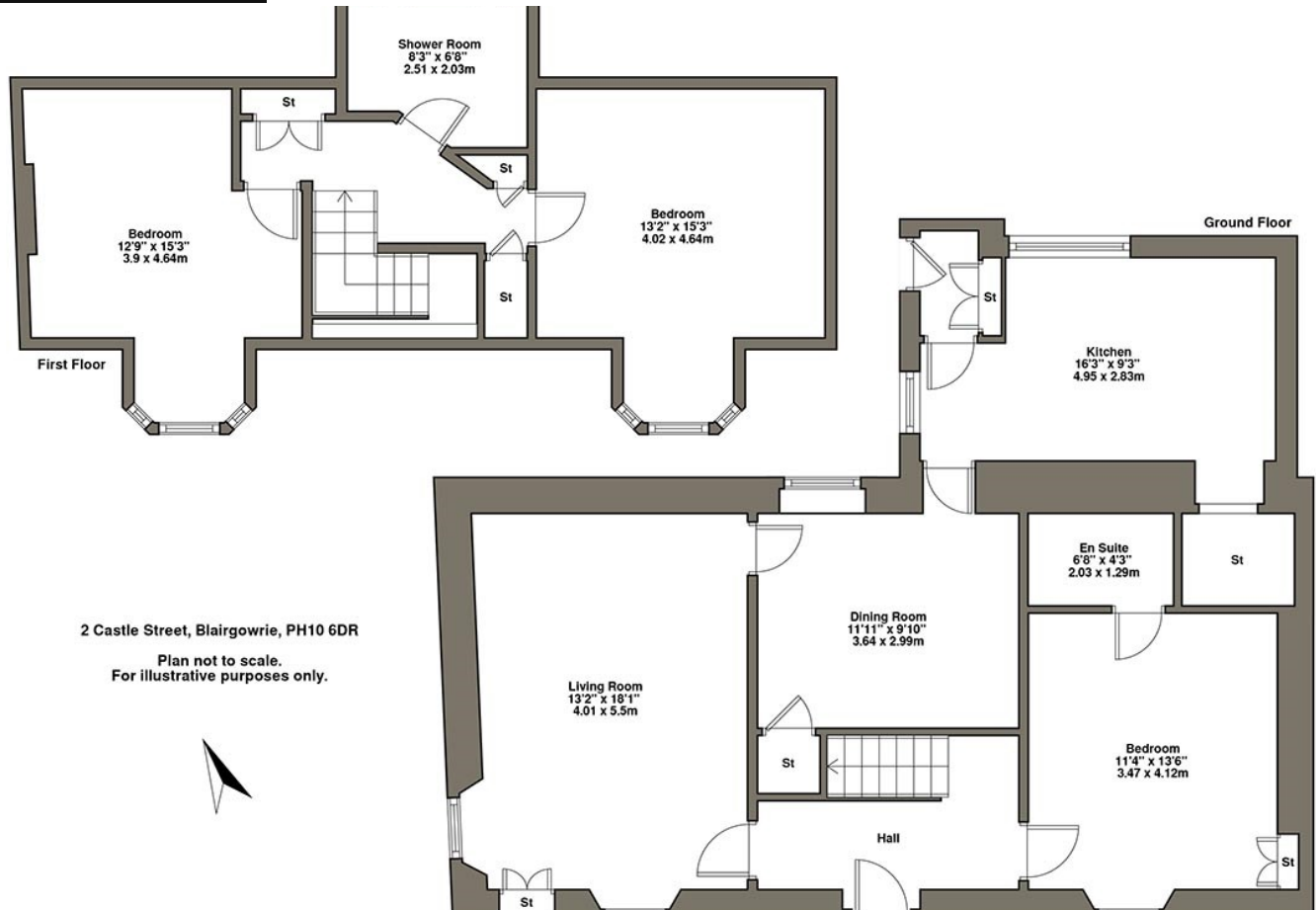








FLOOR PLAN



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	5.50 X 4.01	DINING ROOM	3.64 X 2.99
BEDROOM (DOWN STAIRS)	4.12 X 3.47	ENSUITE	2.03 X 1.29
DOUBLE BEDROOM (LHS FROM FRONT)	4.95 X 2.83	DOUBLE BEDROOM (RHS FROM FRONT)	4.64 X 4.02
KITCHEN	4.64 X 3.90	SHOWER ROOM	2.51 X 2.03

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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