

# MILLER GERRARD

Solicitors and Estate Agents



**38 NORTHFIELD ROAD, GUILDTOWN, PH2 6BT**

**A CHARMING MID TERRACED TWO-BEDROOM BUNGALOW, IDEALLY LOCATED IN A QUIET RESIDENTIAL AREA OF GUILDTOWN, OFFERING THE PERFECT BLEND OF SEMI-RURAL LIVING YET WITHIN EASY REACH OF MAJOR AMENITIES.**

- ENTRANCE VESTIBULE
- KITCHEN AND UTILITY STORE
- DOUBLE GLAZING
- GARDENS
- COUNCIL TAX BAND 'B'
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- EPC BAND 'D'
- HOME REPORT VALUE £120,000

**OFFERS OVER £120,000**

Miller Gerrard are delighted to bring to the market 38 Northfield Road, Guildtown, PH10 6BT. This is a charming mid-terraced two bed bungalow located in a quiet residential area of Guildtown.

The property comprises entrance vestibule, living room, kitchen, two well-proportioned double bedrooms, shower room and separate utility room with loft access.

The property benefits from electric heating, double glazing and spacious front and rear gardens with coal store, shed and greenhouse

The property is entered by a fully insulated door with decorative glazed inset into the entrance vestibule with storage cupboard and shelving to the right. A partial frosted glass door leads to the hallway with fitted carpets, electric storage heater and large storage cupboard.

To the left off the hallway is the bright and spacious living room with fitted carpet and large window to the front. There is an open fire with tiled mantle surround and hearth.

The kitchen is accessed from the living room and is fitted with a range of both floor and wall mounted kitchen cabinets with large pantry cupboard and additional storage cupboard housing the boiler with shelving. There is vinyl flooring, space for a washing machine, fridge freezer and a standalone cooker with extractor above. A door leads to the rear garden.

There are two double bedrooms, one located to the front of the property with large windows, large built in wardrobes and fitted carpet and one located to the rear of the property with window to the rear garden and fitted carpet.

The shower room comprises a walk-in shower with sliding doors and wet wall, a built-in wash hand basin and WC. There is ceiling cladding with spotlights, vinyl bathroom flooring, glazed window, mirror and heated towel rail.

The front garden is surrounded by fencing and is accessed by a small metal garden gate with ramp to the front entrance. The garden is laid in gravel and planted with a variety of mature shrubs and potted plants. The rear garden is bounded by fencing and hedging and includes a laid lawn with borders containing mature planting. There is a patio area, coal store, green house, garden shed and door to the utility area with loft access.

The idyllic village of Guildtown is situated just six miles north of Perth and ten miles south of the historic market town of Blairgowrie, in the heart of Perthshire. Offering the perfect blend of semi-rural living yet within easy reach of the city and major amenities, local amenities on your doorstep include a primary school, local garage, playpark and a pub and restaurant while the surrounding hills, glens and lochs provide a wide variety of walks, skiing, mountaineering and water sports whilst fishing, shooting and stalking may be taken locally.































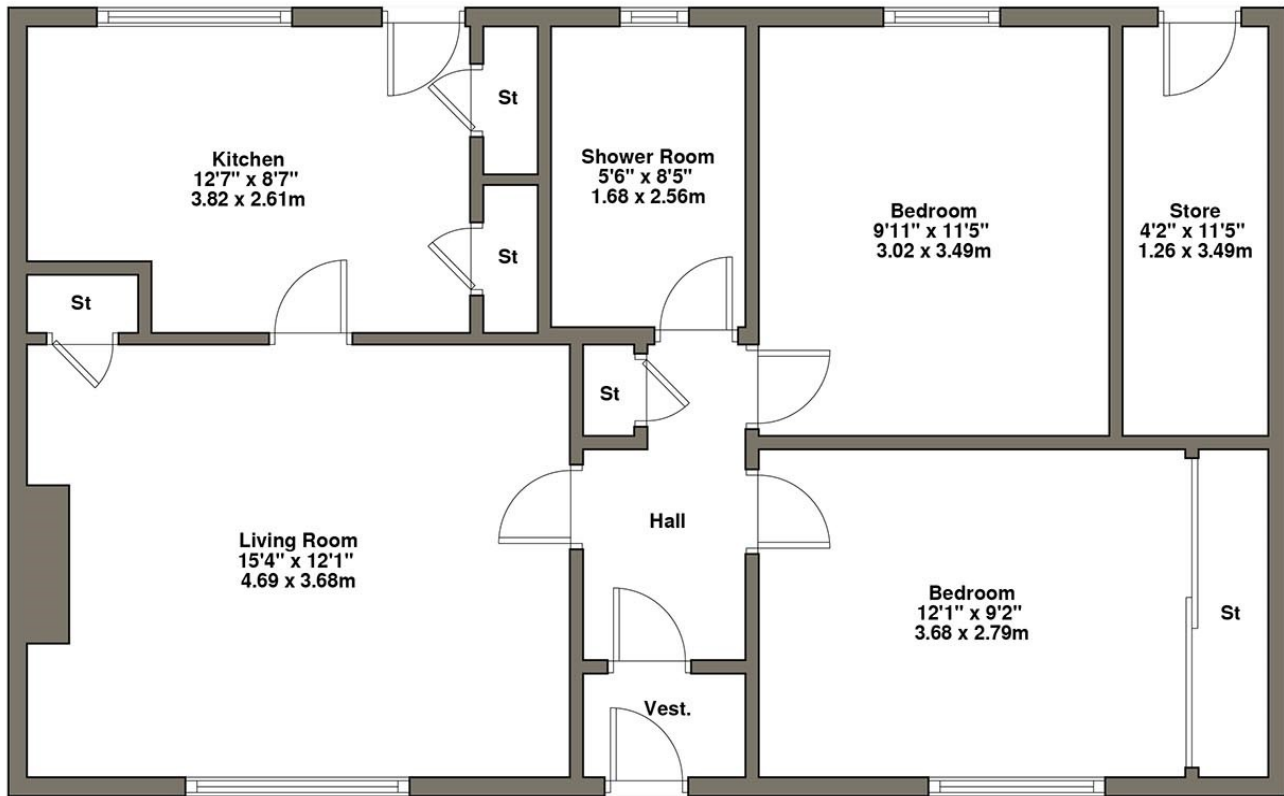








# FLOOR PLAN



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	4.69 x 3.68	BEDROOM 1	3.68 x 2.79
KITCHEN	3.82 x 2.61	BEDROOM 2	3.49 x 3.02
SHOWER ROOM	2.56 x 1.68	STORE	3.49 x 1.26

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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

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**