

MILLER GERRARD

Solicitors and Estate Agents



**14 LOCHY TERRACE
BLAIRGOWRIE
PH10 6HY**

**OFFERS OVER
£235,000**

**EPC RATING 'E'
COUNCIL TAX BAND 'E'**



14 LOCHY TERRACE, BLAIRGOWRIE, PH10 6HY

- * Detached house
- * Three double bedrooms
- * Double glazing
- * Enclosed garden
- * Easy access to amenities
- * Lovely bright living room
- * Sunroom
- * Gas central heating
- * Garage

Miller Gerrard is delighted to bring to the market 14 Lochy Terrace. Perfectly located in a popular and extremely well established residential area of Blairgowrie within easy reach on foot or by car of the local amenities and facilities.

The property is in need of some modernisation but all the rooms are of generous size and would make for an ideal family home, while giving you the opportunity to make it your own.

There is a garage with the property which is situated just across the road in a block of four providing space for your vehicle or extra storage space.

This lovely opportunity really must be viewed to appreciate the full potential that it holds.









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.

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SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

TEL: 01250 873468

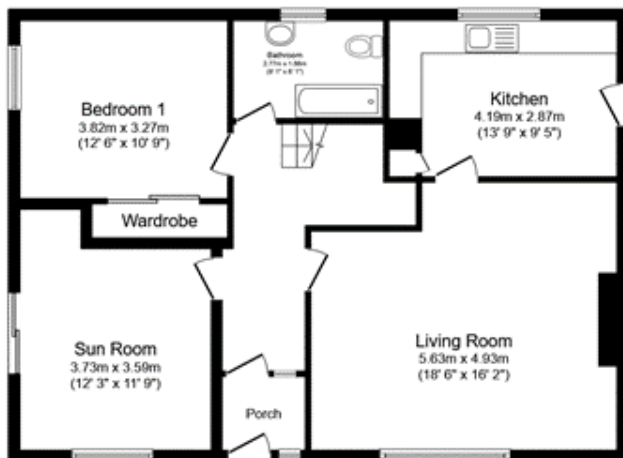
EMAIL: property@millergerrard.co.uk

www.millergerrard.co.uk



Zoopla





Ground Floor
Floor area 86.7 sq.m. (933 sq.ft.)



First Floor
Floor area 35.5 sq.m. (382 sq.ft.)

Total floor area: 122.2 sq.m. (1,315 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



ROOM DIMENSIONS		(in meters)	
LIVING ROOM	5.63 X 4.93	SUN ROOM	3.73 X 3.59
KITCHEN	4.19 X 2.87	BATHROOM	2.77 X 1.86
BEDROOM ONE	3.82 X 3.27	BEDROOM TWO	3.99 X 3.60
BEDROOM THREE	3.50 X 3.35		

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.

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.

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