

MILLER GERRARD

Solicitors and Estate Agents



**2 DAVID FARQUHARSON
ROAD,
BLAIRGOWRIE
PH10 6FD**

**OFFERS OVER
£420,000**

**EPC RATING 'B'
COUNCIL TAX BAND 'G'**

2 DAVID FARQUHARSON ROAD, BLAIRGOWRIE, PH10 6FD

- * DETACHED VILLA
- * FIVE BEDROOMS—TWO EN SUITE
- * OPEN PLAN KITCHEN
- * FAMILY BATHROOM
- * PRIVATE GARDEN
- * DOUBLE GARAGE

MILLER GERRARD ARE DELIGHTED TO BRING TO THE MARKET 2 DAVID FARQUHARSON ROAD, A NOTABLY SPACIOUS FIVE BEDROOM DETACHED FAMILY VILLA. SITUATED IN A SMALL PRIVATE ESTATE IN THE ROSEMOUNT AREA OF BLAIRGOWRIE, THE HOME OFFERS NOT ONLY PRIVACY BUT ALSO EASY ACCESS TO NEARBY SCHOOLS, PARKS, LEISURE CENTRE AND RESTAURANTS MAKING IT A DESIRABLE LOCATION FOR BOTH CONVENIENCE AND LEISURE.

THE PROPERTY HAS AMPLE SPACE FOR ALL THE FAMILY AND VISITING GUESTS. THERE IS AN ENCLOSED PRIVATE REAR GARDEN WHERE A MORNING COFFEE OR AN EVENING MEAL CAN BE ENJOYED AND SPACE FOR THE CHILDREN TO SOCIALISE WITH THEIR FRIENDS. THERE IS A PRIVATE DRIVEWAY FOR TWO CARS AND A DOUBLE GARAGE.

THIS PROPERTY REALLY HAS TO BE VIEWED TO APPRECIATE THE SPACE THAT IT HAS TO OFFER.

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.











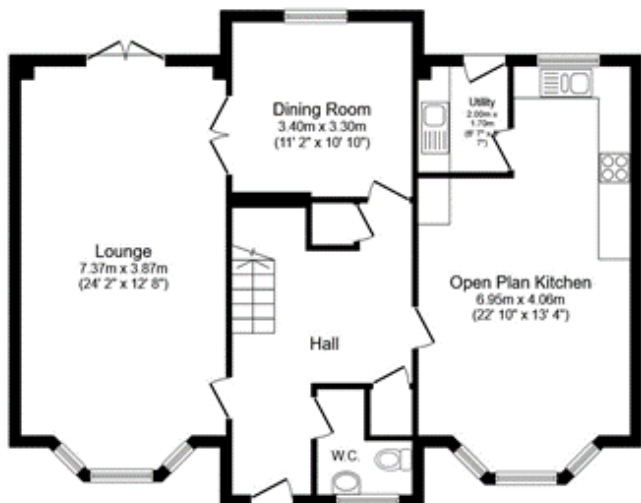












Ground Floor

Floor area 88.9 sq.m. (957 sq.ft.)



First Floor

Floor area 86.3 sq.m. (929 sq.ft.)

Total floor area: 175.2 sq.m. (1,886 sq.ft.)

| ROOM DIMENSIONS | (in meters) | | (in meters) |
|-----------------|-------------|-------------|-------------|
| LOUNGE | 7.37 X 3.87 | DINING ROOM | 3.40 X 3.30 |
| KITCHEN | 6.95 X 4.06 | BEDROOM 1 | 4.09 X 4.04 |
| BEDROOM 2 | 4.10 X 3.60 | BEDROOM 3 | 4.10 X 3.00 |
| BEDROOM 4 | 3.40 X 2.30 | BEDROOM 5 | 3.40 X 2.50 |

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

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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.

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