

MILLER GERRARD

Solicitors and Estate Agents



**37 MANOR GARDENS
BLAIRGOWRIE
PH10 6JS**

**OFFERS OVER
£255,000**



**EPC RATING 'C'
COUNCIL TAX BAND 'D'**

37 MANOR GARDENS, BLAIRGOWRIE, PH10 6JS

- * DETACHED VILLA
- * THREE DOUBLE BEDROOMS
- * LOVELY BRIGHT LIVING ROOM
- * CONSERVATORY
- * ENCLOSED REAR GARDEN
- * DRIVEWAY & GARAGE
- * DOUBLE GLAZING
- * GAS CENTRAL HEATING
- * PEACEFUL LOCATION
- *EASY ACCESS TO AMENITIES

Miller Gerrard is delighted to bring to the market 37 Manor Gardens. Located in a peaceful area of Blairgowrie, this detached property offers a blend of space, comfort and peace. With a lovely bright living room, dining room and generous sized conservatory there is space for all the family to unwind and relax after a busy day. There is a fully enclosed rear garden where you can enjoy time with family and friends on a lovely summers day. There is also no need to worry about parking as there is a good size driveway and a garage.

The three well proportioned double bedrooms benefit from built in wardrobes and plenty of light offering a space to retreat and rest. Located in a peaceful area, Manor Gardens offers a quiet setting away from the hustle and bustle but yet still being close to all the amenities.

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.







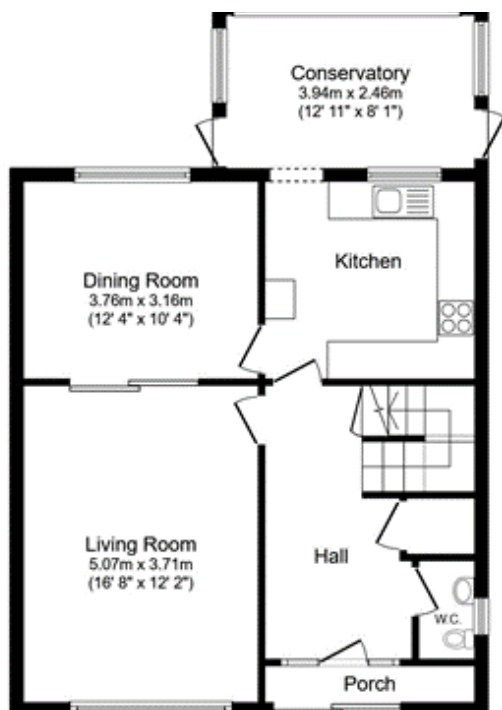






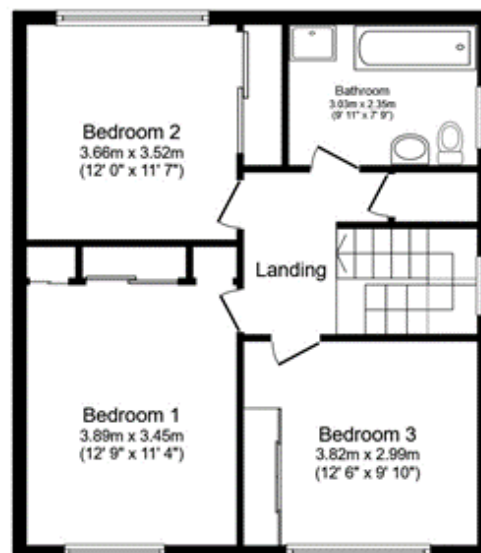






Ground Floor

Floor area 70.7 sq.m. (761 sq.ft.)



First Floor

Floor area 60.1 sq.m. (647 sq.ft.)

Total floor area: 130.9 sq.m. (1,409 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.07 X 3.71	DINING ROOM	3.76 X 3.16
CONSERVATORY	3.94 X 2.46	BEDROOM 1	3.89 X 3.45
BEDROOM 2	3.66 X 3.52	BEDROOM 3	3.82 X 2.99
BATHROOM	3.03 X 2.35		

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