

MILLER GERRARD

Solicitors and Estate Agents



HOPE COTTAGE
26 JAMES STREET
BLAIRGOWRIE
PH10 6EZ

OFFERS OVER
£225,000



EPC RATING 'D'
COUNCIL TAX BAND 'D'

Miller Gerrard are delighted to bring to the market Hope Cottage situated in James Street, Blairgowrie. Situated within a short walk of Blairgowrie town centre, this four bedroom cottage offers well proportioned accommodation throughout. The downstairs of the property features the living room, kitchen, two bedrooms and a shower room while upstairs there are two bedrooms and the family bathroom. The layout could be reconfigured to suit your family needs.

At the rear of the property is the enclosed garden space which offers privacy and space to dine or entertain family and friends. There is a garage attached to the property which you can drive right through to the car port at the rear, providing space for up to three vehicles.

Hope Cottage is in need of modernisation giving you the chance to make it your own family home.

It must be seen to appreciate its full potential. Get in touch with us to organise a viewing at a time that suits you.

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.













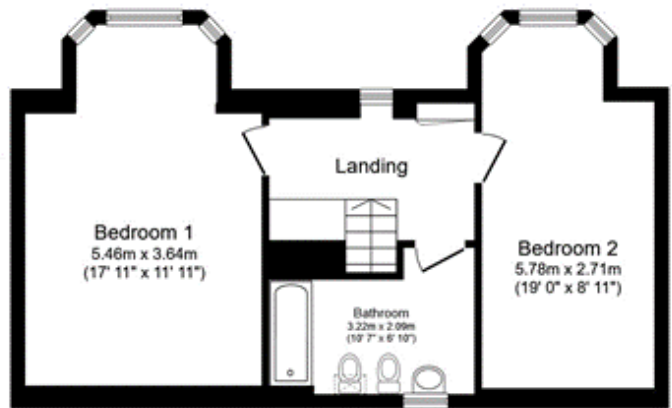






Ground Floor

Floor area 66.2 sq.m. (713 sq.ft.)



First Floor

Floor area 49.6 sq.m. (534 sq.ft.)

Total floor area: 115.8 sq.m. (1,247 sq.ft.)

| ROOM DIMENSIONS | (in meters) | | (in meters) |
|-----------------|-------------|-----------|-------------|
| LIVING ROOM | 4.59 X 3.71 | KITCHEN | 4.40 X 3.37 |
| BEDROOM 1 | 5.46 X 3.64 | BEDROOM 2 | 5.78 X 2.71 |
| BEDROOM 3 | 3.71 X 3.02 | BEDROOM 4 | 3.84 X 2.47 |
| BATHROOM | 3.22 X 2.09 | | |

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

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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