

MILLER GERRARD

Solicitors and Estate Agents



**13 SMITHFIELD
CRESCENT**

BLAIRGOWRIE

PH10 6UD

OFFERS OVER

£240,000



EPC RATING 'C'

COUNCIL TAX BAND 'D'

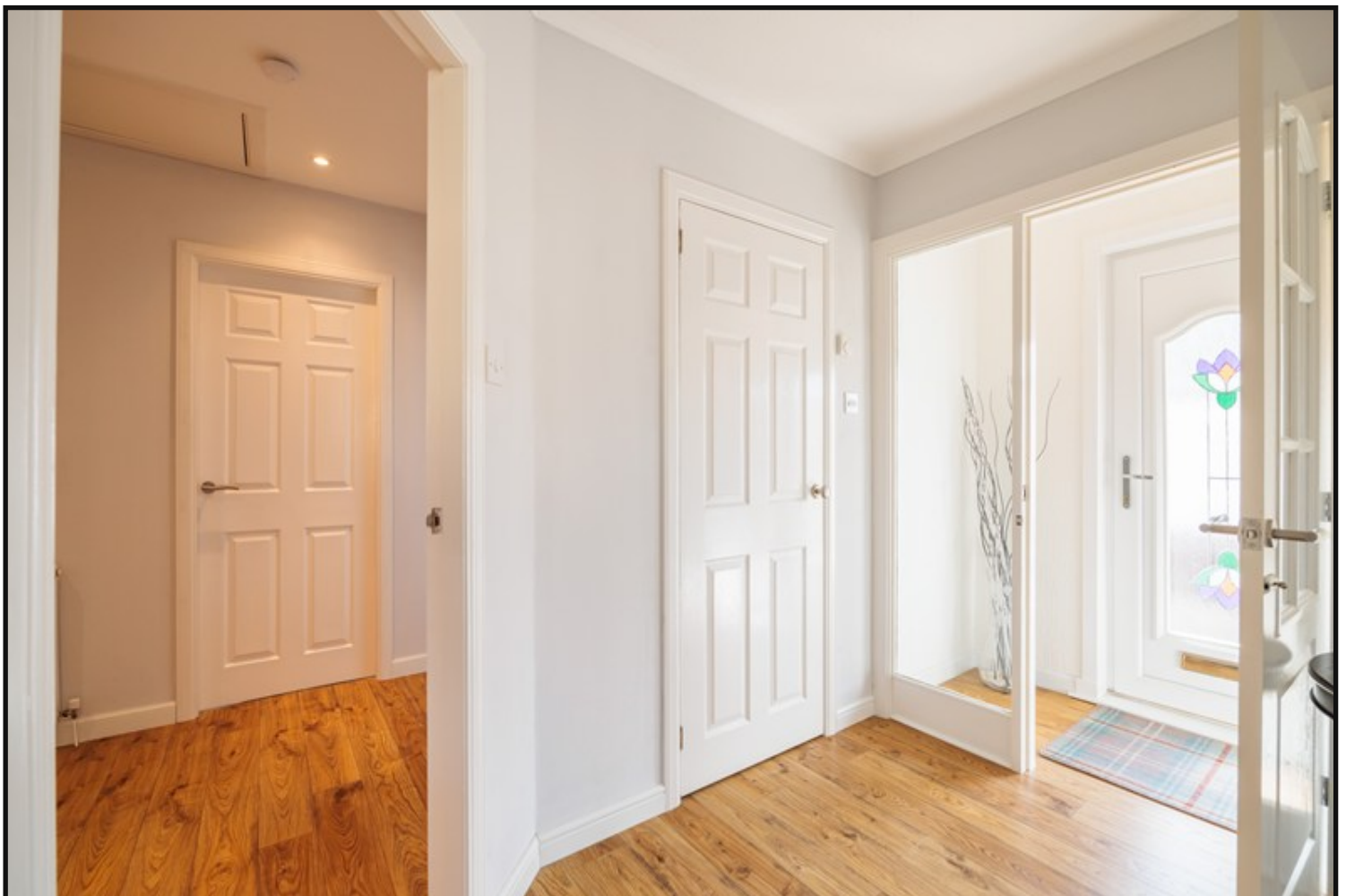
Miller Gerrard are delighted to bring to the market 13 Smithfield Crescent, a beautifully presented two bedroom detached bungalow situated in a highly desirable residential area in the town of Blairgowrie.

The property comprises of entrance vestibule, lounge, open plan kitchen / sun room, shower room and two generous double bedrooms. Externally there is a mono bloc driveway to the front and side, a single garage with power and light. The rear garden is enclosed and has area of decking and patio.

The property is beautifully finished and is in walk in condition. It would be suitable for a variety of purchasers from first time buyers to those looking to downsize.

Arrange your viewing through us now as this one is not to be missed.

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.







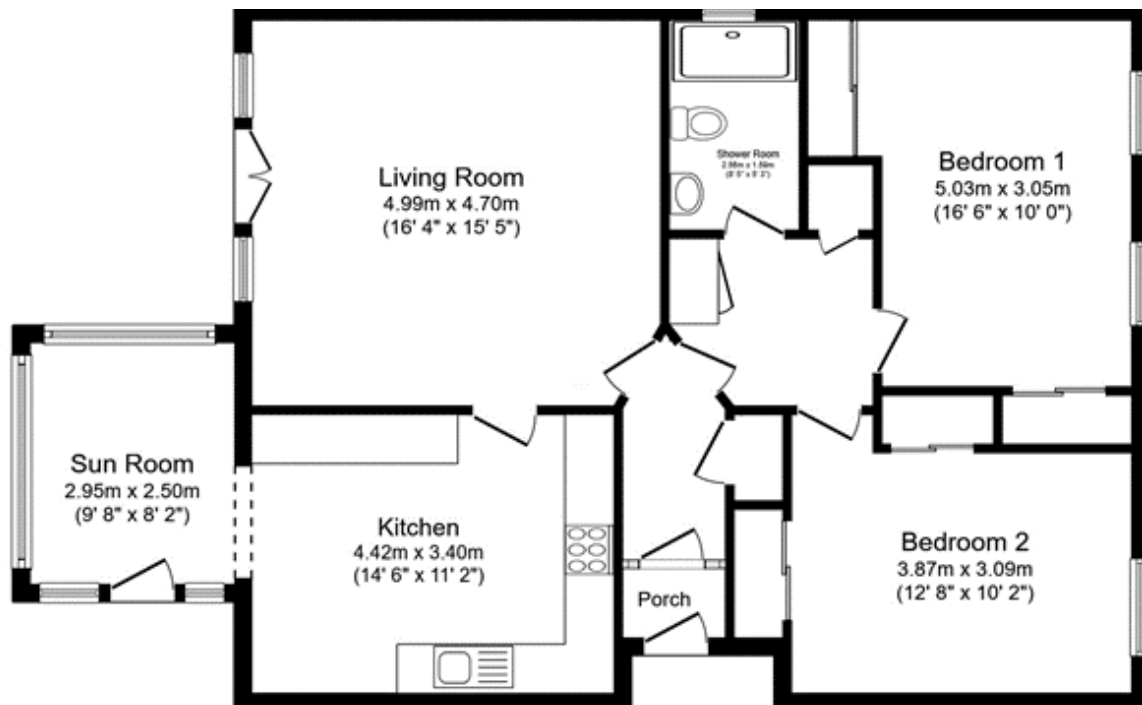












Floor Plan

Floor area 94.5 sq.m. (1,017 sq.ft.)

Total floor area: 94.5 sq.m. (1,017 sq.ft.)

ROOM DIMENSIONS	(in meters)	(in meters)	
LIVING ROOM	4.99 X 4.70	KITCHEN	4.42 X 3.40
SUN ROOM	2.95 X 2.50	BEDROOM 1	5.03 X 3.05
BEDROOM 2	3.87 X 3.09	SHOWER ROOM	2.56 X 1.59

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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