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Leading Perthshire Estate Agency

4 Church Street, Ardler, Blairgowrie, PH12 8ST

Offers Over £114,500



Buying with Next Home

4 Church Street, Ardler, Blairgowrie, PH12 8ST

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4 Church Street, Ardler, Blairgowrie, PH12
8ST.

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About the area

The village is located close to the towns of Alyth and Meikle. Alyth offers a variety of local amenities including shops, a post office, bank and health centre.

There is a reputable primary school within the town and secondary schooling can be found in Blairgowrie and Kirriemuir. Blairgowrie is located approximately 5 miles away and offers a further range of shops and recreational facilities. Golf enthusiasts are spoilt for choice with Alyth having its own golf courses and the prestigious championship golf course at Rosemount, is considered one of the best courses in Scotland. The village is also well placed for accessing Dundee, Perth and Kirriemuir.

The small hamlet dates back to the mid 1850's and homes a traditional church. The village was founded in the 1830s by the radical thinker and politician George Kinloch (1775 - 1833) who planned to develop a marketing centre for Strathmore on the railway line linking Dundee and Coupar Angus.



Property summary

Set within the heart of the charming village of Ardler, this traditional two-bedroom mid-terraced home offers well-proportioned accommodation arranged over two levels, along with a generous enclosed rear garden.

The property is entered into a bright lounge, providing a comfortable living space with room for a range of furnishings. To the rear, there is a kitchen and a three-piece suite including a bath with shower over.

On the upper level, there are two bedrooms, both of good size and offering flexibility for use as a main bedroom and guest room or home office.

Externally, the property benefits from an enclosed rear garden, laid mainly to lawn with a shed for additional storage, along with access to a shared drying green.

The home further benefits from gas central heating and double glazing throughout.

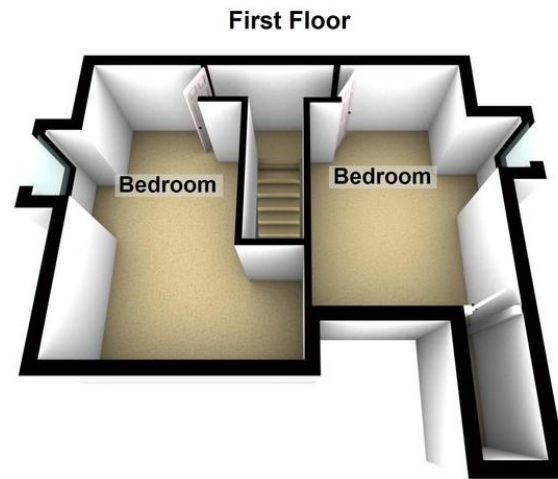
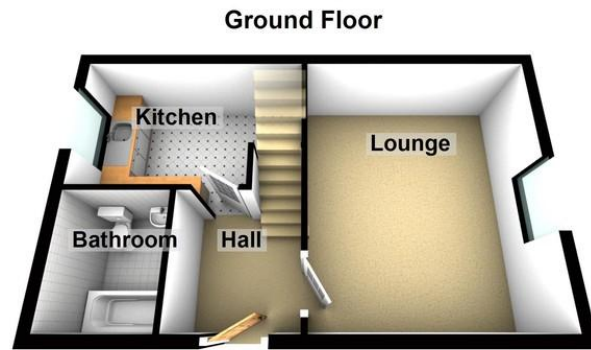


Key property features

- ✓ Ideal for first time buyers
- ✓ Ideal investment
- ✓ Large garden
- ✓ Chain free
- ✓ On street parking
- ✓ 2 bedrooms
- ✓ Gas central heating
- ✓ Double glazing
- ✓ Popular residential area
- ✓ Quiet location



Floorplans





Property Room Sizes

HALL

LOUNGE 14' 0" X 11' 6" (4.29M X 3.53M)

KITCHEN 10' 7" X 7' 4" (3.23M X 2.25M)

BEDROOM 12' 0" X 9' 10" (3.67M X 3.02M)

BEDROOM 15' 2" X 8' 9" (4.63M X 2.67M)

BATHROOM 5' 10" X 5' 0" (1.79M X 1.53M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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