






Offers Over £210,000





- Semi Detached Villa
- Living Room
- Dining Room
- Kitchen
- 2 Double Bedrooms
- Bedroom/Study
- Shower Room
- WC
- Dbl Glaz, Gas CH
- Gardens

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A stone built semi-detached villa situated on a corner position. Blairgowrie is a busy market town, in a pleasant corner of East Perthshire, near the Highlands and popular with visitors coming to enjoy the golf, fishing, skiing and hill walking. Schools, a recreation centre and swimming pool are situated in the town also. The cities of Perth and Dundee are approximately 20 minutes drive away.

The property benefits from double glazing and gas central heating while enjoying many period features. The accommodation is accessed by a vestibule which leads to the hallway. The living room is accessed from the hallway and has a south-west facing bay window as well as a feature fireplace and ornate cornicing. The dining room has a view to the rear and some fitted units while a door leads through to the kitchen.





Accommodation (measurements are approx)

Living Room	3.39m x 3.89m	(11'1" x 12'9")
Dining Room	3.39m x 3.93m	(11'1" x 12'11")
Kitchen	2.31m x 3.54m	(7'7" x 11'7")
Bedroom	3.39m x 3.45m	(11'1" x 11'4")
Bedroom	3.39m x 3.43m	(11'1" x 11'3")
Bedroom/Study	1.81m x 2.35m	(5'11" x 7'9")
Shower Room	1.76m x 2.14m	(5'9" x 7'0")
WC	1.82m x 2.68m	(6'0" x 8'10")

The kitchen has a range of units while a door gives access to the rear garden. A WC is also located on the ground floor. Stairs leads to the upper floor while there is fitted under stair storage. The upper landing gives access to two double bedrooms and a single bedroom which could also form a study/home office. The shower room is also located on the upper level.

The front garden is laid in stone chips while the driveway is also located to the front and leads to the garage. The rear garden has a monobloc patio and an area of lawn. A timber shed is located in the rear garden and forms part of the sale.



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