

MILLER GERRARD

Solicitors and Estate Agents



7 SHEILA ROAD

BLAIRGOWRIE

PH10 6RP

OFFERS OVER

£230,000

EPC RATING 'C'

COUNCIL TAX BAND 'D'



7 SHEILA ROAD, BLAIRGOWRIE, PH10 6RP

- * Detached bungalow
- * Two double bedrooms
- * Lovely bright living room
- * Peaceful location
- * Enclosed rear garden
- * Driveway & Garage
- * Double glazing
- * Gas central heating
- * Easy access to amenities

Miller Gerrard is delighted to bring 7 Sheila Road to the market. Located in a peaceful area of Blairgowrie, this two bedroomed detached bungalow offers both comfortable and convenient living, all on one level. A lovely bright living room provides the perfect area to relax or entertain. The spacious kitchen leads to a separate utility room. Both of the two well proportioned double bedrooms benefit from built in wardrobes and plenty of light, offering a haven to retreat and rest. In the fully enclosed rear garden enjoy time with family and friends, especially on a lovely summer's day. There is a good size driveway, and an attached garage.

Sheila Road offers the best of both worlds - a quiet setting away from the hustle and bustle whilst 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.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

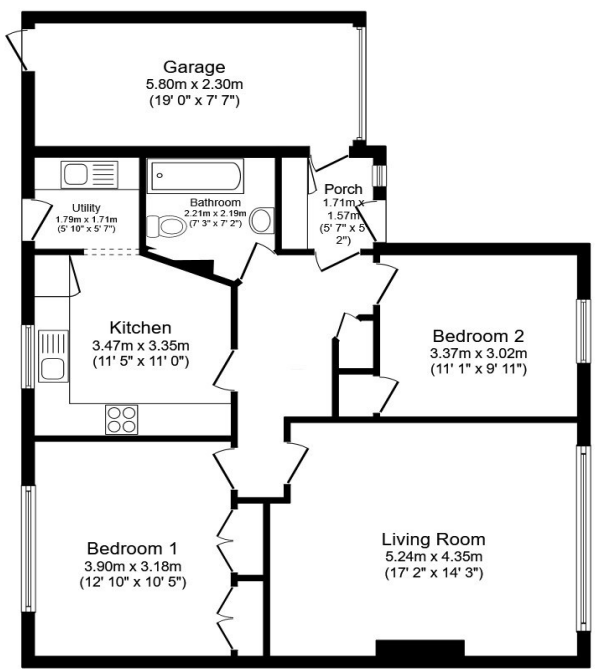
PH10 6ET

TEL: 01250 873468

EMAIL: property@millergerrard.co.uk

www.millergerrard.co.uk





Floor Plan
Floor area 93.0 sq.m. (1,001 sq.ft.)

Total floor area: 93.0 sq.m. (1,001 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

ROOM DIMENSIONS		(in meters)		(in meters)	
LIVING ROOM		5.24 X 4.35		BEDROOM 2	
KITCHEN		3.47 X 3.35		UTILITY	
BATHROOM		2.21 X 2.19		GARAGE	
BEDROOM ONE		3.90 X 3.18			

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

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE