

# MILLER GERRARD

Solicitors and Estate Agents



**CAIRNLEIGH**

**DUNKELD ROAD**

**BLAIRGOWRIE**

**PH10 6RT**

**OFFERS OVER**

**£295,000**

**EPC RATING 'C'**

**COUNCIL TAX BAND 'F'**









**A WELL PRESENTED FOUR BEDROOM DETACHED VILLA SITUATED IN DESIRABLE EDGE OF TOWN LOCATION.**

**THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, A DRIVEWAY AND GARAGE AND ENCLOSED REAR GARDEN. WINDOW BLINDS ARE ALSO INCLUDED IN THE SALE.**

**Hallway:** The front door enters into a large bright hallway which gives access to the downstairs accommodation and also the staircase to the upper floor.

**Living Room:** To the front of the property with window overlooking the front garden, fireplace with gas fire, carpeted, double glass doors leading through to the dining room.

**Dining Room:** Dining room has carpeted floor, door leading to kitchen and has patio doors leading to the conservatory.

**Conservatory:** Situated off the dining room, laminate flooring, door leading out to the decking.

**Kitchen:** A lovely spacious and bright kitchen with built in floor and wall units, electric oven and hob, integrated fridge and freezer, laminate flooring, built in storage cupboard and window overlooking the rear garden.

**Utility Room:** Door leading to the rear of the property, window to the side, built in units, space for washing machine and dryer, the gas boiler is situated in the room, laminate flooring.

**WC:** With built in storage, sink and WC, laminate flooring.

**Bedroom :** Currently used as a second lounge, carpet, window to the front of the property.

Carpeted stairway with wooden balustrade leads to the upper floor of the property.

**Bedroom:** A lovely spacious bedroom with window to the front of the property, there are built in wardrobes where through one of the doors there is a small home office. The bedroom also has an en-suite with shower, vanity unit and wc, laminate flooring and partial tiled walls.

**Family Bathroom:** Separate shower and bath, vanity unit and wc, carpet, partial tiled walls and Velux window.

**Bedroom:** Spacious double bedroom with window overlooking the rear garden, built in wardrobe, carpet.

**Bedroom:** Generous triple bedroom with window overlooking the front of the property, built in wardrobes, carpet.

**Exterior:** There is a single garage attached to the property which has electric door, storage in the upper area and power. Potting shed attached to the rear of the property, enclosed rear garden with decking area, area of lawn and planted borders, driveway to the front for two vehicles.















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**

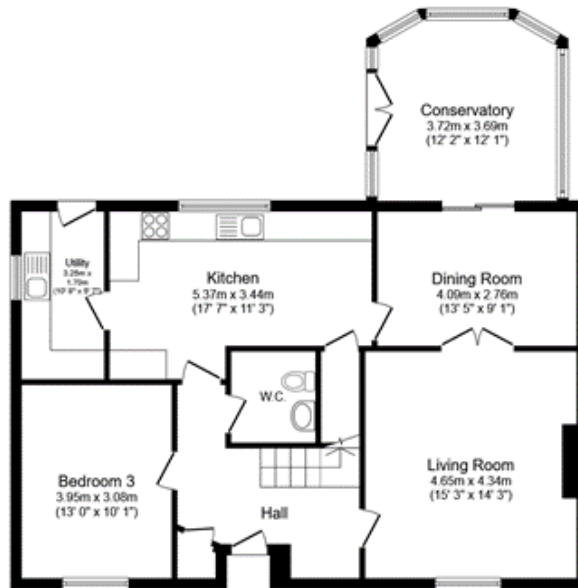
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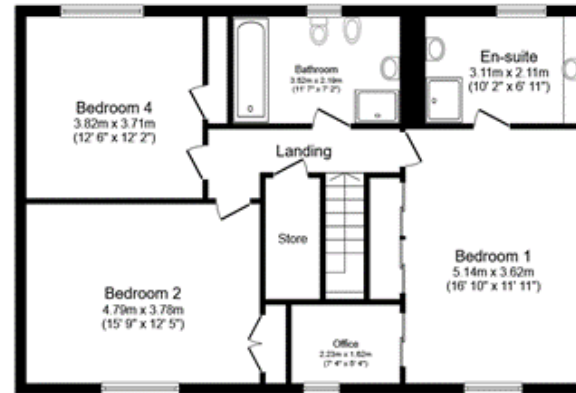
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**Ground Floor**

Floor area 98.2 sq.m. (1,057 sq.ft.)



**First Floor**

Floor area 85.3 sq.m. (918 sq.ft.)

**Total floor area: 183.5 sq.m. (1,976 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](http://www.Propertybox.io)

ROOM DIMENSIONS		(in meters)		(in meters)	
LIVING ROOM		4.65 X 4.34	KITCHEN		5.37 X 3.44
DINING ROOM		4.09 X 2.76	BATHROOM		3.52 X 2.19
BEDROOM 1		5.14 X 3.62	BEDROOM 2		4.79 X 3.78
BEDROOM 3		3.95 X 3.08	BEDROOM 4		3.82 X 3.71
UTILITY		3.25 X 1.70	CONSERVATORY		3.72 X 3.69

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 & any other items are approx. 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**