

MILLER GERRARD

Solicitors and Estate Agents



**1 PROVOST ROAD
BLAIRGOWRIE
PH10 6PJ**

**OFFERS OVER
£145,000**



**EPC RATING 'C'
COUNCIL TAX BAND 'C'**

1 PROVOST ROAD, BLAIRGOWRIE, PH10 6PJ

- THREE BEDROOM SEMI DETACHED VILLA
- ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY
- POPULAR RESIDENTIAL AREA

MILLER GERRARD ARE DELIGHTED TO BRING TO THE MARKET 1 PROVOST ROAD, A THREE BED SEMI-DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL AREA, WITHIN WALKING DISTANCE OF THE LOCAL SCHOOLS AND BLAIRGOWRIE TOWN CENTRE.

INSIDE THE PROPERTY HAS A GOOD SIZE LIVING ROOM WHICH IS LOVELY AND BRIGHT, THERE IS A DINING KITCHEN WHICH HAS PATIO DOORS OUT TO THE REAR GARDEN. THE MAIN FAMILY BATHROOM IS ON THE GROUND FLOOR AND THERE IS A SEPARATE SHOWER ROOM IN THE UPSTAIRS OF THE HOUSE. THE THREE DOUBLE BEDROOMS PROVIDE ADEQUATE SPACE FOR ALL THE FAMILY TO HAVE A PLACE TO REST AND RELAX.

THE REAR GARDEN IS FULLY ENCLOSED PROVIDING PRIVACY AND A SAFE SPACE FOR CHILDREN TO PLAY OR TO HAVE TIME WITH FAMILY AND FRIENDS.

THIS PROPERTY WILL APPEAL TO A NUMBER OF BUYERS AND EARLY VIEWING IS HIGHLY RECOMMENDED.

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.







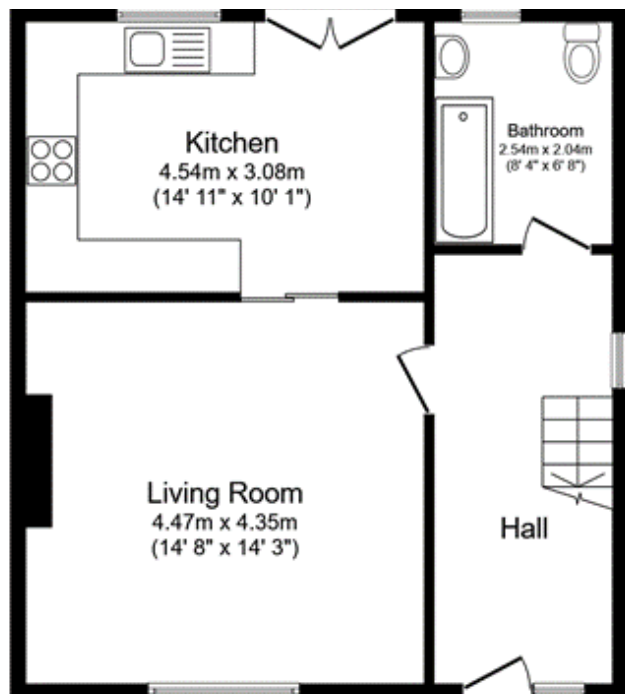






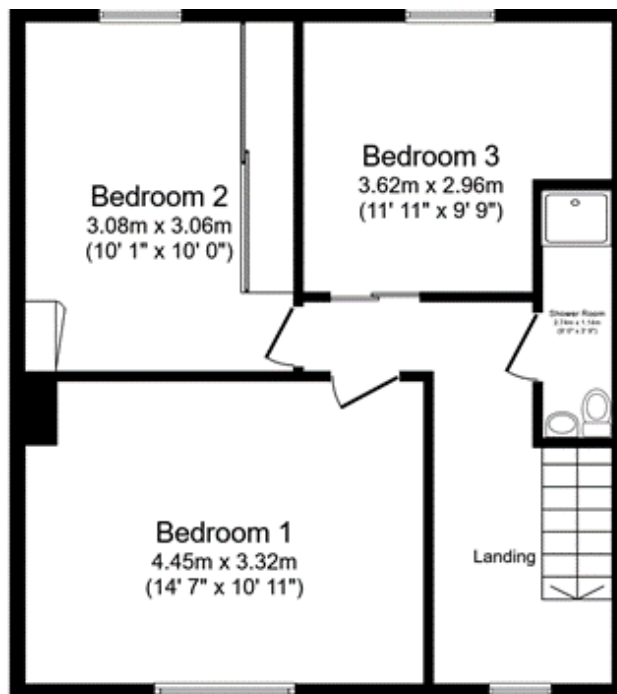






Ground Floor

Floor area 50.3 sq.m. (541 sq.ft.)



First Floor

Floor area 50.3 sq.m. (541 sq.ft.)

Total floor area: 100.6 sq.m. (1,083 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
KITCHEN	4.54 X 3.08	LIVING ROOM	4.47 X 4.35
BATHROOM	2.54 X 2.04	BEDROOM 1	4.45 X 3.32
BEDROOM 2	3.08 X 3.06	BEDROOM 3	3.62 X 2.96
SHOWER ROOM	2.74 X 1.14		

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

PH10 6ET

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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