

MILLER GERRARD

Solicitors and Estate Agents



14 GEAN GROVE

BLAIRGOWRIE

PH10 6TL

OFFERS OVER

£260,000



EPC RATING 'C'

COUNCIL TAX BAND 'E'

Miller Gerrard are delighted to bring to the market 14 Gean Grove, located in a quiet and highly regarded residential area of Blairgowrie, this well proportioned two bedroom detached bungalow offers generous living space, excellent outdoor features and the perfect balance of comfort and practicality for family life.

Inside the property there is a lovely bright living room, a generous sized kitchen and two double bedrooms, one of which has an en suite. There is a single garage which is attached to the property and a private driveway. The garden wraps around the property and is private and fenced. There is a greenhouse and a gazebo located within the garden.

Positioned within easy reach of local amenities, schools and transport links this property will appeal to many.

Early viewing is recommended as to not miss out on this lovely property.

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.



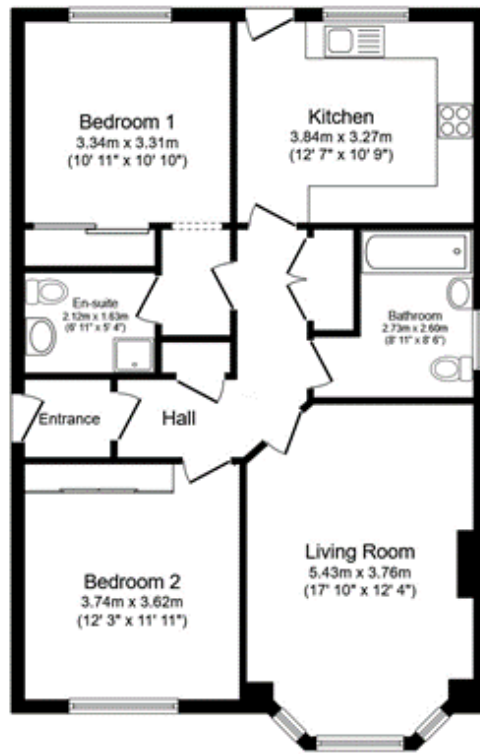












Floor Plan

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	5.43 X 3.76	BATHROOM	2.73 X 2.60
KITCHEN	3.84 X 3.27	BEDROOM 1	3.34 X 3.31
BEDROOM 2	3.74 X 3.62		

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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