

# MILLER GERRARD

## Solicitors and Estate Agents



**3 ARDBLAIR ROAD  
BLAIRGOWRIE  
PH10 6QA**

**OFFERS OVER  
£150,000**



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

### 3 ARDBLAIR ROAD, BLAIGOWRIE, PH10 6QA

- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- \* CONSERVATORY
- \* DRIVEWAY
- \* DOUBLE GLAZING

Miller Gerrard are delighted to bring to the market 3 Ardblair Road, a two bedroom semi-detached villa located in a quiet and desirable residential area of Blairgowrie. It is ideally placed for all local amenities, many within walking distance. There are many local walks nearby for those that enjoy a stroll in the countryside or dog walkers alike.

The property itself has two double bedrooms, both of which have built in storage and lovely views out over the fields and woodland. The kitchen and living room offer ample space for all your living needs. There is a front and back garden and a driveway to take your car in off the road.

3 Ardblair Road will give you the opportunity to make the space your own.

It would be an ideal first time buy or for anyone looking to downsize. Or how about a buy to let 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.



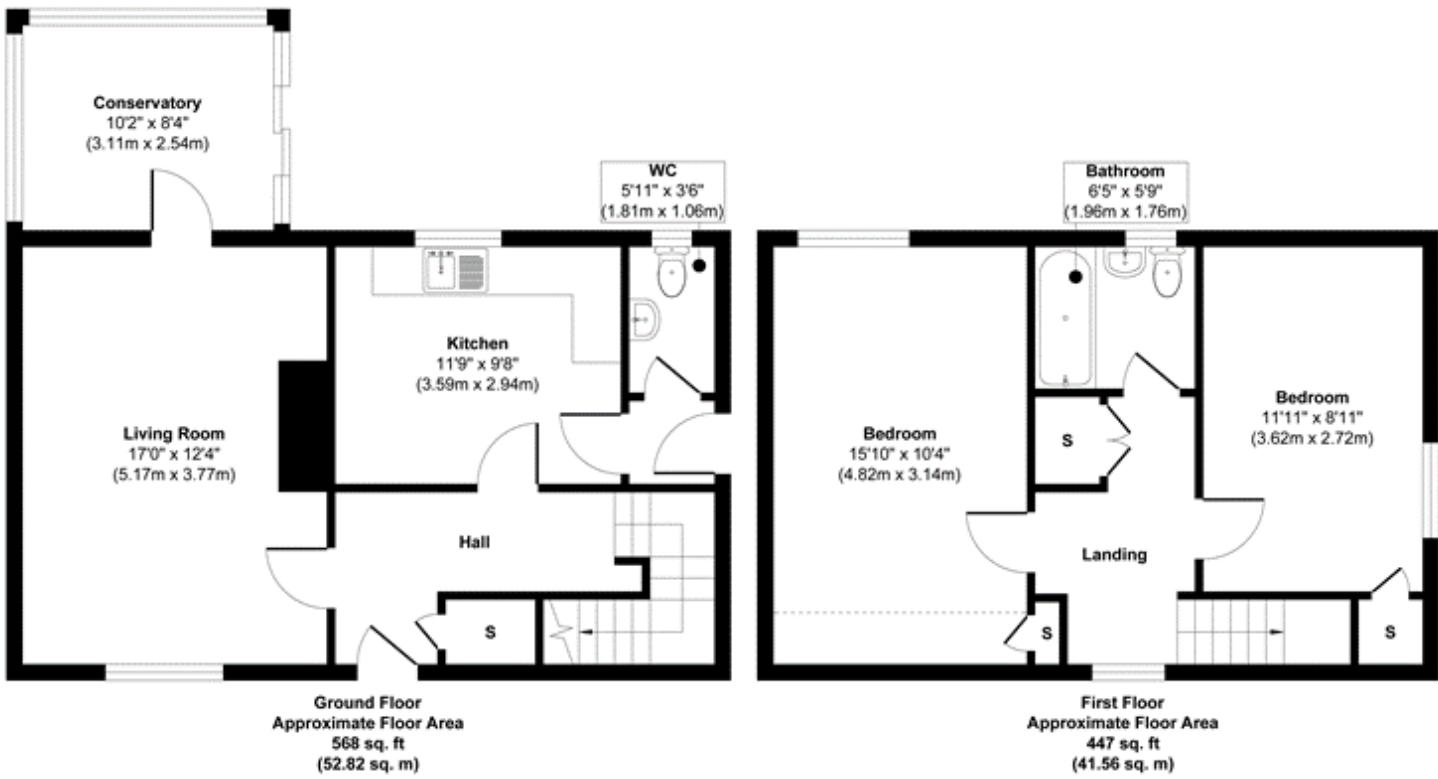












Approx. Gross Internal Floor Area 1015 sq. ft / 94.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

ROOM DIMENSIONS		(in meters)	
KITCHEN	3.59 X 2.94	LIVING ROOM	5.17 X 3.77
BEDROOM	4.82 X 3.14	BEDROOM	3.62 X 2.72
BATHROOM	1.96 X 1.76	CONSERVATORY	3.11 X 2.54

**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**