

MILLER GERRARD

Solicitors and Estate Agents



3 CLOVA AVENUE

BLAIRGOWRIE

PH10 6UQ

OFFERS OVER

£210,000

EPC RATING 'D'

COUNCIL TAX BAND 'E'

An exceptional opportunity for growing families and developers alike, 3 Clova Avenue is a spacious 3-bedroom detached home with a linked garage in the highly sought-after town of Blairgowrie.

Perfectly positioned for family life, this property sits just a short walk from both local primary schools, the high school, and the community leisure centre.

While the property requires some TLC and modernising, it offers an incredible blank canvas for someone looking to put their own stamp on a home and create a warm space for a family to call their own.

Key Features

Spacious Living Areas: A bright and generous layout ideal for modern family living and entertaining.

Three Bedrooms: Well-proportioned rooms offering plenty of space for a growing family or a dedicated home office.

Linked Garage & Driveway: Provides excellent off-street parking and additional storage or workshop potential.

Prime Location: Exceptionally close to primary and secondary schooling, as well as local sports and fitness facilities.

Enclosed Gardens: Great outdoor space for children to play and for future landscaping projects.

This home is brimming with potential and represents a fantastic investment in a popular, well-connected neighbourhood. Viewing is highly recommended to fully appreciate the space and opportunity on offer.

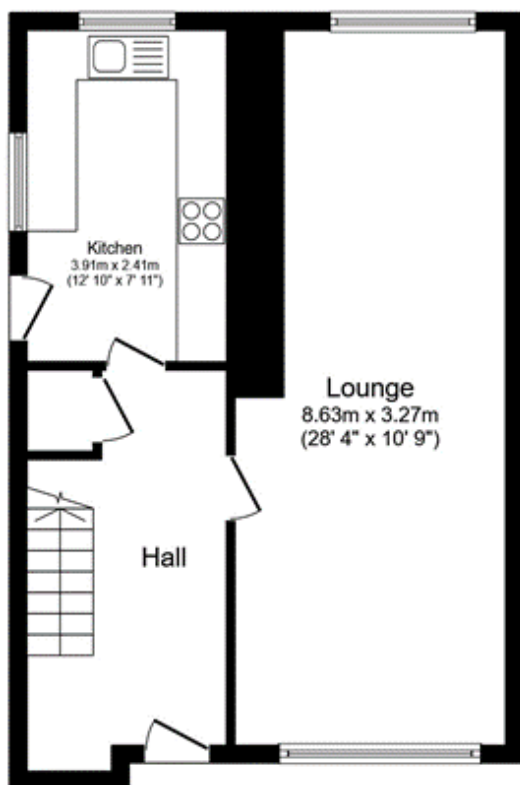




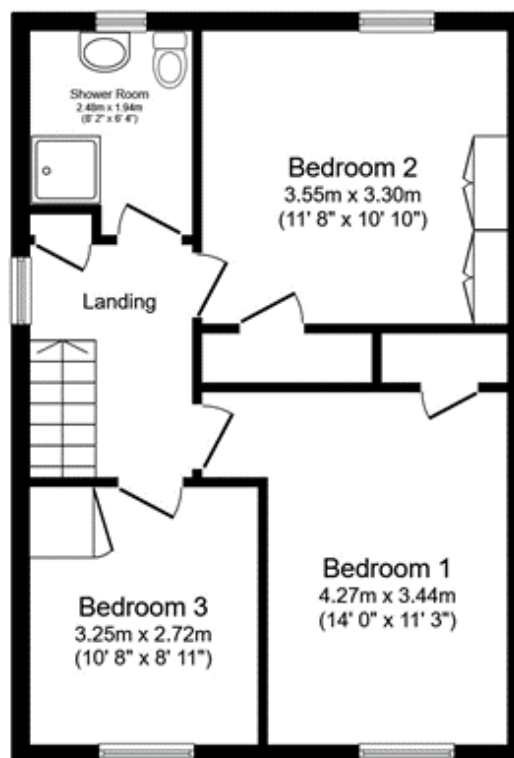








Ground Floor



First Floor

ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	8.63 X 3.27	KITCHEN	3.91 X 2.41
BEDROOM 1	4.27 X 3.44	BEDROOM 2	3.55 X 3.30
BEDROOM 3	3.25 X 2.72	SHOWER ROOM	2.48 X 1.94

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