

# MILLER GERRARD

Solicitors and Estate Agents



**6 FOREST WAY  
BLAIRGOWRIE  
PH10 6SS**

**50% SHARE RENT £220 pcm**

**OFFERS OVER  
£90,000**



**EPC RATING 'C'**

**COUNCIL TAX BAND 'D'**

Miller Gerrard are delighted to bring to you the fantastic opportunity to purchase a 50% share of a spacious two bed semi-detached villa within the popular town of Blairgowrie. A beautifully appointed home within a cul de sac location. Benefiting from gas central heating and double glazing. Only a short distance to the town centre with a variety of amenities including supermarkets, many shops and eateries. Ideal for commuting to both Perth and Dundee. Viewing is highly recommended.

The property has a good size living room to the front and then a spacious kitchen to the rear with ample room for a table and chairs. There is a utility room and a downstairs WC. Upstairs there are two good sized double bedrooms both with built in storage and the family bathroom.

Outside there is a driveway to the front and an enclosed garden to the rear which is mostly laid to slab and is fenced and private.

Early viewing is recommended at this property.

The rent value to Caledonian Housing is £220 per calendar month.

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.



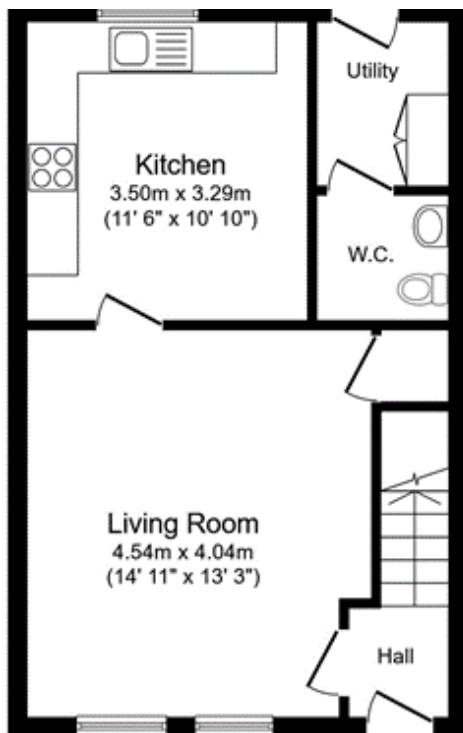




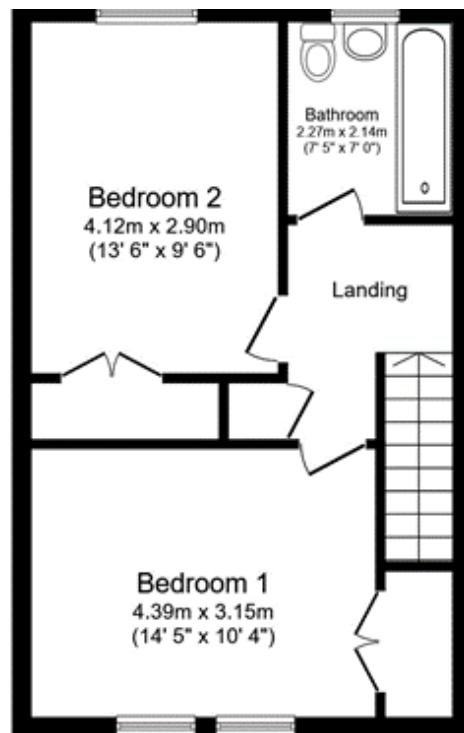








Ground Floor



First Floor

Total floor area: 80.4 sq.m. (866 sq.ft.)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.54 X 4.04	KITCHEN	3.50 X 3.29
BEDROOM 1	4.39 X 3.15	BEDROOM 2	4.12 X 2.90
BATHROOM	2.27 X 2.14		

**MILLER GERRARD**  
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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**