

MILLER GERRARD

Solicitors and Estate Agents



**SPRINGFIELD
EMMA TERRACE
BLAIRGOWRIE
PH10 6JA**

**FIXED PRICE
£395,000**



**EPC RATING 'D'
COUNCIL TAX BAND 'F'**

Miller Gerrard are delighted to bring to the market Springfield, an individual designed six bedroomed detached family villa. The property is situated in a quiet cul-de-sac which provides privacy. It also has the added attraction of being south facing and has lovely views. The location, Emma Terrace, is a most desirable residential area and is only approximately 5 mins on foot to the town centre with shops and amenities.

The ground floor offers a welcoming entrance hall. The lounge features a large south facing window that floods the room with natural light. There is also an open fire for cold winter nights. A door leads through to the kitchen and dining area.

The kitchen with separate dining area is a great sociable space and features a range cooker. There is also a separate utility room. The main bathroom is situated on the ground floor with a further shower room upstairs. Also on this floor there are two bedrooms currently used as a TV room and craft room. Again both have south facing windows and one has built in storage. There is also a study on the level.

On the first floor there are three spacious double bedrooms all with built in storage and more built in storage cupboards on the upper hall.

Externally the property has a large driveway and garage. The very private garden wraps around the property giving ample space for outdoor enjoyment and benefits from a summer cabin.

The overall layout and flexible living space makes this an excellent family home and we would advise viewing so that you can see its potential for yourself.

For weekend viewings when the Miller Gerrard office is closed you can call 07934375529 to arrange a viewing.

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.













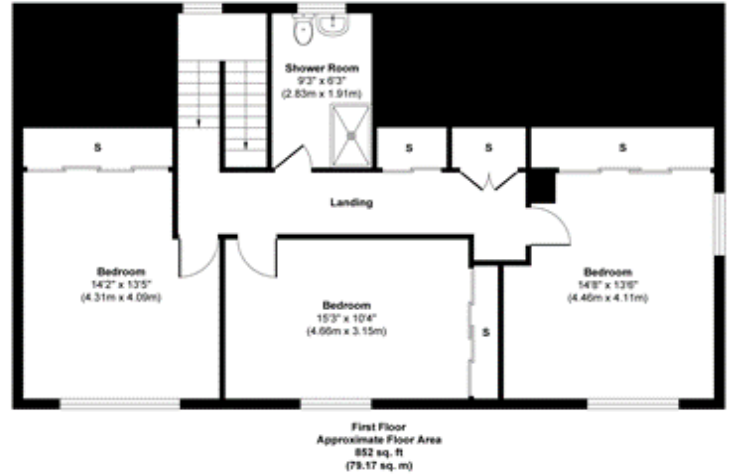
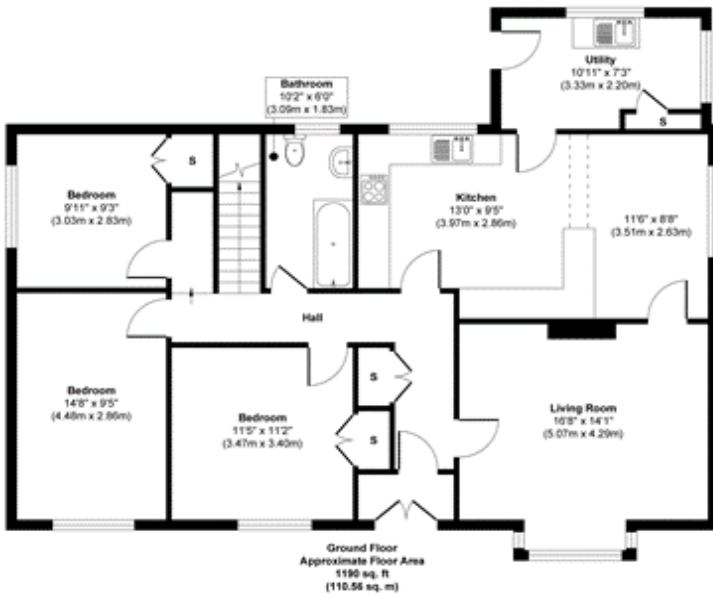












Approx. Gross Internal Floor Area 2042 sq. ft / 189.73 sq. m

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

Produced by Elements Property

ROOM DIMENSIONS	(in meters)	(in meters)	(in meters)
LIVING ROOM	5.07 X 4.29	KITCHEN	3.97 X 2.86
DINING	3.51 X 2.63	BEDROOM	3.47 X 3.40
BEDROOM	4.48 X 2.86	BEDROOM	3.03 X 2.83
BATHROOM	3.09 X 1.83	BEDROOM	4.31 X 4.09
BEDROOM	4.66 X 3.15	BEDROOM	4.46 X 4.11

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

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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