

MILLER GERRARD

Solicitors and Estate Agents



SPRINGFIELD

EMMA TERRACE

BLAIRGOWRIE

PH10 6JA

OFFERS OVER

£400,000



EPC RATING 'D'

COUNCIL TAX BAND 'F'

Miller Gerrard are delighted to bring to the market Springfield, an individual designed six bed-roomed 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 property is split over two levels with living room, dining kitchen, utility, three bedrooms and bathroom on the ground floor. There are a further three generous sized bedrooms and a shower room on the upper floor and also plenty of storage cupboards. While the property has six bedrooms these could easily be repurposed as office spaces for those that need a space to work from home or to study. There are many possibilities that can be explored.

The property has a large driveway and garage. The garden wraps around the property giving ample outside space.

The property really would suit a variety of buyers and we would advise viewing so you can see its potential for yourself.

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.















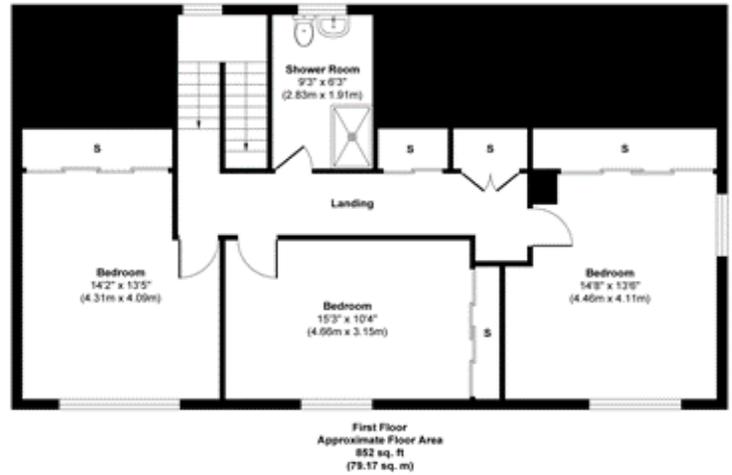
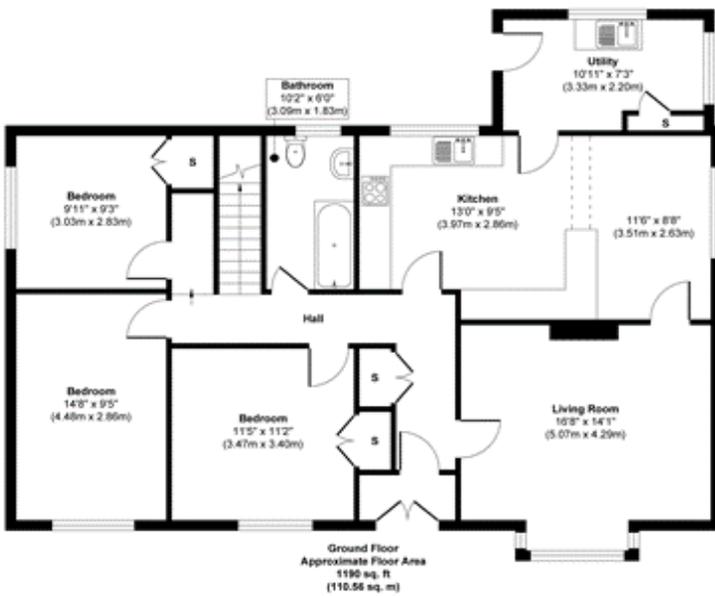












Approx. Gross Internal Floor Area 2042 sq. ft / 189.73 sq. m

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

Produced by Elements Property

ROOM DIMENSIONS	(in meters)	(in meters)	
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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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