

MILLER GERRARD

Solicitors and Estate Agents



15 PATERSON DRIVE

BLAIRGOWRIE

PH10 6TU

OFFERS OVER

£165,000

EPC RATING 'D'

COUNCIL TAX BAND 'C'



A semi-detached two bedroom bungalow located in a popular residential area of Blairgowrie.

The property comprises of entrance vestibule, hallway, dining kitchen, living room, sun room, two double bedrooms and bathroom.

Benefiting from double glazing, gas central heating, garage with power and light, driveway and front and rear garden.

Entrance Vestibule: With lino flooring and partial glazed door leading to the hallway.

Hallway: Leads to all accommodation, carpeted, attic access, storage cupboard housing the utility meters.

Living room: Window to the front facing the front garden, flame effect electric fire, built in shelving, carpeted.

Bedroom One: Front facing window, built in storage, carpeted.

Dining Kitchen: Carpet tile flooring, space for dining table and chairs, tiled splashbacks, wall and base units, boiler on the wall, small window and 15 pane door to the sun room. White goods are included.

Sun Room: Carpeted, windows on all sides, door to the rear garden.

Bathroom: Bath with electric shower over, WC, sink with vanity storage unit, window to the rear of the property, part tiled.

Bedroom Two: Carpeted, window to the rear, built in wardrobe/ storage.

Exterior: Front garden is mainly graveled with planted borders, gravel driveway leads to the garage. The garage has power and light. The rear garden is mainly gravel with a slabbed patio area, timber shed and has timber fencing to one side and concrete wall to the other.









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.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

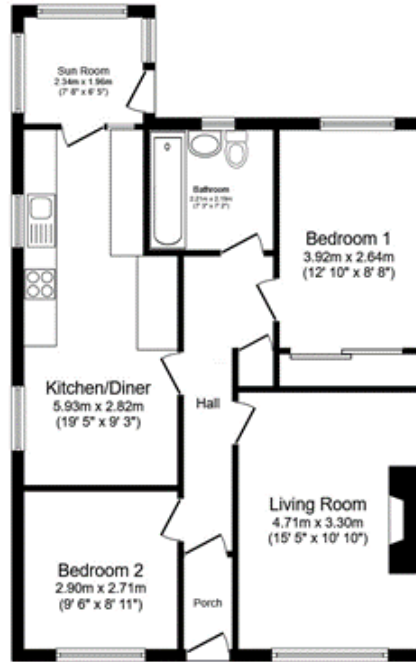
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Floor Plan
Floor area 73.2 sq.m. (788 sq.ft.)

Total floor area: 73.2 sq.m. (788 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.71 x 3.30	KITCHEN	5.93 x 2.82
BEDROOM ONE	3.92 x 2.64	BEDROOM TWO	2.90 x 2.71
BATHROOM	2.21 x 2.19	SUN ROOM	2.34 X 1.96

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

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE