

# MILLER GERRARD

Solicitors and Estate Agents



**8 PARK GROVE**

**SPITTALFIELD**

**PERTH**

**PH1 4LH**

**OFFERS OVER**

**£285,000**

**EPC RATING 'E'**

**COUNCIL TAX BAND 'D'**





**A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW SITUATED IN QUIET RESIDENTIAL AREA OF SPITTALFIELD.**

**THE PROPERTY BENEFITS FROM ELECTRIC HEATING, DOUBLE GLAZING AND PRIVATE ENCLOSED GARDENS AND A DRIVEWAY.**

**Hallway:** The front door enters into a large bright hallway which has oak flooring and gives access to all the accommodation.

**Living Room:** To the front of the property with window overlooking the front garden, wood burner, carpeted floor.

**Kitchen/Dining Room:** Large open plan kitchen and dining area. Built in kitchen with laminate flooring and window to the rear of the property. Dining area has laminate flooring and has patio doors leading to the patio area and the rear garden.

**Utility Room:** Situated off the kitchen, space for washing machine, storage cupboards, Belfast sink, door to the side of the property.

**WC:** Located off the kitchen, built in WC and sink unit.

**Bedroom 1:** Double bedroom located to the rear of the property with window overlooking the rear garden, carpet, built in wardrobe.

**Bedroom 2:** Double bedroom at the front of the property, carpet, built in wardrobe.

**Bedroom 3:** Single bedroom to the front of the property, oak flooring.

**Bathroom:** With shower and separate bath, sink and WC, half tiled walls, tiled floor.

**Exterior:** There is a spacious driveway for multiple vehicles. There is front and rear gardens, the rear garden is fully enclosed and has an area of lawn, patio, log store and a garden shed. Garden is enclosed by fencing.















The village of Spittalfield is characterized by its traditional houses set around a village green. It is located approximately half way between Blairgowrie and Dunkeld. Blairgowrie has a good selection of supermarkets as well as health and professional services. Dunkeld has many independent shops, bars and cafes. Dunkeld also has a railway station with regular services North and South and a sleeper service to London.

There is a primary school in the village and a secondary school in Blairgowrie.

The surrounding area offers many opportunities for walking, cycling and running.

**MILLER GERRARD**

**SOLICITORS & ESTATE AGENTS**

**THE STUDIO**

**13 HIGH STREET**

**BLAIRGOWRIE**

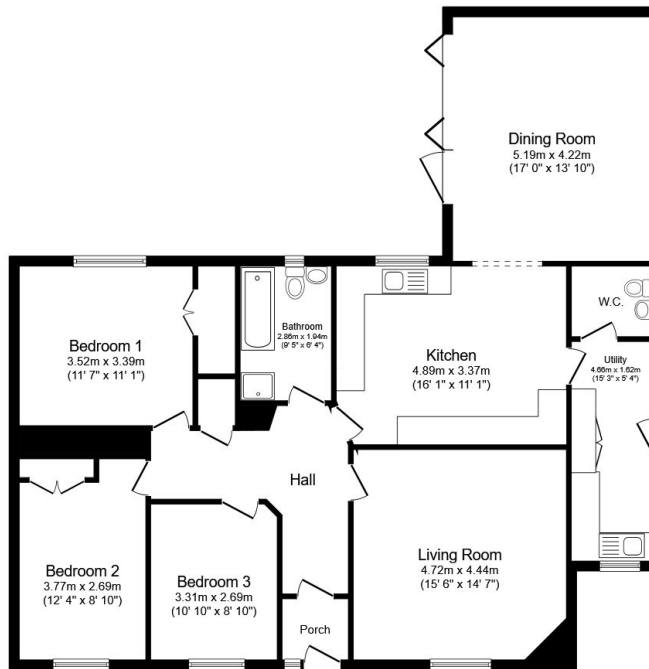
**PH10 6ET**

**TEL: 01250 873468**

**EMAIL: [property@millergerrard.co.uk](mailto:property@millergerrard.co.uk)**

**[www.millergerrard.co.uk](http://www.millergerrard.co.uk)**





### Floor Plan

Floor area 130.7 sq.m. (1,407 sq.ft.)

Total floor area: 130.7 sq.m. (1,407 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](http://www.Propertybox.io)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.72 X 4.44	KITCHEN	4.89 X 3.37
DINING ROOM	5.19 X 4.22	BATHROOM	2.86 X 1.94
BEDROOM 1	3.52 X 3.39	BEDROOM 2	3.77 X 2.69
BEDROOM 3	3.31 X 2.69	UTILITY ROOM	4.66 X 1.62

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