

The Property Shop Blairgowrie

**A & R Robertson & Black, W.S.,
38 Allan Street, Blairgowrie, PH10 6AD
Tel: 01250 875050**

**Web: www.robertson-black.co.uk
E: property@robertson-black.co.uk**



Spacious Three Bedroom Detached villa located in a quiet cul-de-sac, within a popular residential area of Blairgowrie.

Offers over £175,000

26 Birch Crescent, Blairgowrie PH10 6TS

- **Detached Villa**
- **Hallway**
- **Living Room**
- **Dining Room**
- **Kitchen**
- **Three Bedrooms**
- **Family Bathroom**
- **Garage**
- **Private gardens**
- **Gas Central Heating**
- **Double Glazing**
- **EPC Rating :**

Measurements

Living Room	14'73 x 10'72 (4.49m x 3.27 m)
Kitchen	10'14 x 7'97 (3.09m x 2.43m)
Dining Room	12'20 x 8'10 (3.72m x 2.47m)
Bedroom One	9'40 x 8'56 (2.87m x 2.61m)
Bedroom Two	11'02 x 10'27 (3.36m x 3.13m)
Bedroom Three	11'06 x 9'35 (3.37m x 2.85m)
Bathroom	6'23 x 6.23 (1.90m x 1.90m)

This detached villa offers bright and spacious accommodation over two levels. The property but would make a superb family home and benefits from gas central heating, private garden grounds and a garage. It is tucked away in a quiet cul-de-sac within a popular residential area of Blairgowrie.

Blairgowrie town centre is only a short journey away where local amenities may be found including health centres, shops, supermarkets, banks and restaurants along with good transport links to Perth and Dundee, both of which are a 30 minute car journey away. A primary school campus and a high school are within walking distance.

Accommodation:

Ground Floor:

On entering, the front door leads into a spacious hallway where all the rooms are accessed from. A spacious living room is positioned overlooking the front of the property with a large window allowing plenty of natural light. The well-proportioned kitchen has a good selection of wall and base units, and a door leads into the back garden. The dining room is currently being used as a bedroom and overlooks the back garden. It is fitted with floor to ceiling wardrobes.

The other bedroom on this floor, is currently used as an office and has a room that houses the Baxi boiler. It has a window and is currently used as a drying room.

A bathroom with coloured suite comprising of a WC, hand basin and bath completes the accommodation downstairs.

Second floor

A carpeted staircase leads to the upstairs landing where there are two double bedrooms. There is a large room in between the two bedrooms, that could be turned into a further bathroom, with appropriate planning consent.





Outside :

Externally, to the side of the property is access to a single garage with an up and over door.

The pretty enclosed back garden has an area of lawn edged with mature flower borders. The front and side of the villa is enclosed by hedging and dispersed with mature shrubs set within gravel for ease of maintenance.

Viewing is essential to fully appreciate this super family home.

FLOOR PLAN

Not to scale Illustrative only



Directions:

Heading from Blairgowrie on A923 Coupar Angus Rd go past the Co Op supermarket turn right into Douglas rd, carry on to end and turn into Cedar Avenue. Birch crescent is first left, follow the road around, the property is near the end of cul-de-sac on left hand side.

Entry

By arrangement with the vendor

Viewing

By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie

Tel: 01250 875050

E-mail: property@robertson-black.co.uk

PRICE

Offers over £175,000

EPC

Rating: D

Ref

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IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance. Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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Perthshire Prestigious Properties Limited
Perthshire Agricultural Properties Limited
Principal office: Bank Street, Blairgowrie, PH10 6DE
Tel: 01250 872043 Fax: 01250 875485
Email: admin@robertson-black.co.uk
DX: 531150 Blairgowrie LP4, Blairgowrie



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