The Property Shop Blairgowrie

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Spacious Three Bedroom Detached villa located within a popular residential area of Blairgowrie.

Offers Over £199,950
Home Report value £205,000

43 Manor Gardens, Blairgowrie PH10 6JS

- **Detached Villa**
- **Hallway**
- **Living Room**
- **Dining Room**
- **Kitchen / Diner**
- **Three Bedrooms**
- **Conservatory**
- **Bathroom**
- **Shower Room**
- **Surrounding Gardens**
- **Garage**
- **Gas Central Heating**
- **Double Glazing**
- **EPC Rating :**

Measurements

Living Room	14'47 x 11'88	(4.41m x	3.62m)
Kitchen	14'40 x 8'85	(4.39m x	2.70m)
Dining Room	12'40 x 11'84	(3.78m x	3.61m)
Conservatory	15'26 x 9'08	(4.65m x	2.77m)
Bedroom One	14'60 x 10'86	(4.45m x	3.31m)
Bedroom Two	12'30 x 9'84	(3.75m x	3.00m)
Bedroom Three	10'01 x 10'96	(3.34m x	3.05m)
Bathroom	6'50 x 6.04	(1.98m x	1.84m)
Shower Room	6'89 x 5'54	(2.10m x	1.69m)

This detached villa offers bright and spacious accommodation over two levels. The property would benefit from some upgrading 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:

The property enters into a vestibule with a glazed door opening into the hallway, this has a useful built in cupboard and carpet tiled flooring.
A spacious living room is positioned overlooking the front of the property with a large window allowing plenty of natural light. The room is carpeted with glazed sliding doors leading through into the dining room, once again this is carpeted with space for dining table and chairs and a sliding patio style door allowing entry into the conservatory.
The well-proportioned kitchen has a good selection of wall and base units, a white ceramic sink and drainer, an integral dishwasher and microwave an electric oven and gas hob and a breakfasting table. The room has tile effect lino flooring and a window overlooking the garden, a door leads through into the conservatory.
The conservatory is positioned to enable access onto the patio and back garden, a lovely room for relaxing in with lino flooring throughout.

A double bedroom is located overlooking the front, it is carpeted and has a built in wardrobe. A bathroom with coloured suite comprising of a WC, hand basin and bath completes the accommodation downstairs.
A carpeted staircase leads to the upstairs landing where a “Velux” style window provides natural light, there is also a useful built in linen cupboard.
Two double bedrooms are found here both are carpeted with the larger master bedroom having two double built wardrobes with mirrored sliding doors. A shower room is located between the rooms and comprises WC, hand basin and shower cubicle with electric shower.

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. There is a paved patio area and timber storage shed as well as a door leading into the garage. 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.

Not to scale Illustrative only

Directions ;

Entering Blairgowrie on the main Coupar Angus Road A923, continue on towards the town centre, almost opposite the Co –Op convenience store is the turning on the right into Manor Gardens , take the first right into cul de sac , the property occupies a generous central position on the left.

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 £199,950
EPC	Rating: D
Ref	MT

A fixed price is an invitation to prospective purchasers to submit an offer at the price; it does not imply any undertaking on the part of a solicitor that the first such offer will be accepted. If the date of entry is material and whether offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition will be considered. Other matters material to the seller should also be clearly stated.

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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