



**2 Manor Gardens
Blairgowrie
PH10 6JS**

**Offers Over
£210,000**

It is important to read the Schedule
and Home Report as these contain
key information.

- DETACHED FAMILY VILLA
- VESTIBULE, RECEPTION HALL
- LOUNGE, DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- BATHROOM, WC/CLOAKROOM
- DG, GCH, DOUBLE GARAGE
- SPACIOUS ACCOMMODATION



DESCRIPTION

This Detached Villa (a Betts Craig) offers exceptionally spacious accommodation over two levels and whilst the property requires some cosmetic upgrading, this is an excellent opportunity to create the perfect family home.

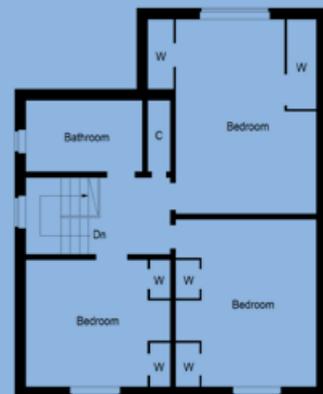
The Entrance Vestibule opens into a wide and welcoming Reception Hall with all accommodation leading off. There is a useful large understairs storage cupboard. The WC/ Cloakroom is fully tiled and fitted with a white two piece suite. The Lounge is a well-proportioned room with large window looking out to the front garden. A marble feature fireplace houses an electric fire and provides a lovely focal point to the room. The Dining Room is another well-proportioned room situated to the rear with large window looking out to the rear garden. The Kitchen is fitted with wall and base units with space for appliances and also adequate space for a table and chairs. There are 2 large windows giving lots of light and an external door out to the rear garden. Bedroom Four is used by the present owners as a small Sitting Room, however has been used as a Bedroom in the past.

A carpeted staircase leads to the Upper Hall with built-in shelved linen cupboard and a hatch providing access to the Attic space. The Attic space is generous, and is presently fully floored ideal for storage, however may offer for potential for extension (subject to the necessary planning permissions being obtained). Bedroom One is a delightful front facing room with two built-in wardrobes which provide excellent storage. A large window looks out to the front garden. Bedroom Two sits to the rear and is another good sized double room with two built-in wardrobes with



sliding doors and dressing table facility. Bedroom Three is a third double room, again having built-in wardrobes. The Family Bathroom is fitted with a four-piece suite comprising WC, wash hand basin, bath and shower enclosure with integrated 'Mira' shower.

The property benefits from double glazing and gas central heating and the décor and flooring throughout is mostly in neutral tones. Internal viewing is highly recommended to appreciate the size and potential of this lovely property.



Ground Floor

First Floor



ACCOMMODATION

Entrance Vestibule	3'5 x 5'3
Reception Hall	9'10 x 11'2
WC/Cloakroom	4'4 x 6'4
Lounge	14'6 x 14'11
Dining Room	11'5 x 13'2
Kitchen/Breakfast Room	11'4 x 12'1
Bedroom Four	9'4 x 9'11
Upper Hall	
Bedroom One	12'6 x 17'5
Bedroom Two	11'10 x 14'11
Bedroom Three	11'5 x 12'11
Family Bathroom	6'6 x 10'4

INCLUDED IN SALE: Fitted carpets and floor coverings. Window blinds (where fitted).

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE/EPC RATING: £210,000/D

COUNCIL TAX: Band F



LOCATION

Manor Gardens are situated just a short walk from Blairgowrie town centre with all the main shops, services and Schools. Blairgowrie is a busy market town, popular with visitors and locals alike coming to enjoy the many sporting activities, particularly golf, fishing, skiing and hill walking. Schools, a recreation centre and swimming pool are situated nearby as are tennis courts and playing fields. This is a very pretty corner of rural Perthshire with an abundance of open countryside to enjoy for walking or cycling. Yet the Town is only 20 minutes' drive from Perth and Dundee and just over an hour from Edinburgh.

DIRECTIONS

Travelling into Blairgowrie from Coupar Angus through Rosemount on the A923, pass Moyness Nursery and Blairgowrie Rugby FC on your right hand side. Turn right into Manor Gardens before the mini roundabout then first left. No 2 is situated on your left hand side towards the end of the cul-de-sac. Alternatively you can enter from the front of the property on Coupar Angus Road.

OUTSIDE

The front garden is laid to lawn and well stocked mature borders. The rear garden is also laid to lawn and borders with a large driveway providing off-street parking and leading to the double garage with electronic up and over doors.

SCHOOLING

Catchment area for Newhill or St Stephens Primary Schools and Blairgowrie High School or St Johns RC Academy, Perth.



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