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12 Riverside Park
Blairgowrie
PH10 6GB

Offers over
£244,995



Presented in move-in condition this most bright and spacious four-bedroom mid terraced townhouse with a garage and private garden, is located within a peaceful residential area within walking distance of the town Centre.

The accommodation comprises: entrance vestibule with a cloak cupboard, hallway with large understair storage, utility room, two w.c. cloakrooms, dining kitchen, lounge, four bedrooms one of which has an en-suite shower room, a family bathroom and ample storage cupboards. The property benefits from gas central heating, double glazing and an integral single garage.

A private parking area for two cars to the front of the property leads to the single garage with a roller door. The sunny secluded rear garden can be accessed from the patio doors or door in the utility room. The garden benefits from a raised patio area formed of porcelain slabs and the rest is laid in Indian sandstone for ease of maintenance. Some trees give privacy and variety to the garden.

Situated within a short distance of Blairgowrie town Centre amenities, early viewing is recommended of this lovely family home.

Lounge 5.13m x 3.06m (16'10" x 10'0")

This bright and spacious room is situated on the first floor. There is a front facing patio door out to the balcony.

Kitchen/Dining 5.52m x 3.24m (18'1" x 10'8")

A sizeable room also located on the first floor and fitted with a selection of modern base and wall units, 1.5 bowl kitchen sink, an integrated full-size dishwasher, oven, five burner gas hob with an extractor above and space for a fridge freezer. Ample space for free standing furniture.



W. C First Floor 1.85m x 0.97m (6'1" x 3'2")

Fitted with a white w.c. and wash hand basin.

Bedroom One 3.84m x 2.79m (12'7" x 9'2")

Situated on the second floor with patio doors to the balcony, a fitted wardrobe with sliding panel doors, door to en suite.

En Suite 2.22m x 1.16m (7'3" x 3'10")

Leading from the master bedroom with a white w.c., wash hand basin, a large shower enclosure equipped with a mains shower and a front facing window.

Bedroom Two 3.05m x 3.03m (10'0" x 9'11")

Situated on the second floor with a rear facing window and double mirror fronted wardrobes

Bedroom Three 2.47m x 2.23m (8'1" x 7'4")

Situated on the second floor with a rear facing window and a built-in mirror fronted wardrobe.

Family Bathroom 2.00m x 1.75m (6'7" x 5'9")

Located on the second floor, modern white three-piece suite with mains shower over the bath.

Bedroom Four 3.76m x 3.08m (12'4" x 10'1")

This ground floor room is currently utilized as a fourth bedroom. an ideal versatile room that could be a family room or office. Patio doors into the rear garden.

Utility Room 2.59m x 1.94m (8'6" x 6'4")

The utility room on the ground floor houses the boiler and has an access door to the rear garden. There is plumbing for a washing machine and space for an additional appliance.

W.C Ground Floor 1.75m x 0.76m (5'9" x 2'6")

Fitted with a white w.c. and wash hand basin.



■ 4 Bedrooms (1 En Suite)

■ Living Room

■ Kitchen/Dining

■ Fully Enclosed Rear Garden

■ GCH & DG

■ Cul de Sac Location

■ Close to Public Transport

■ Move in Condition

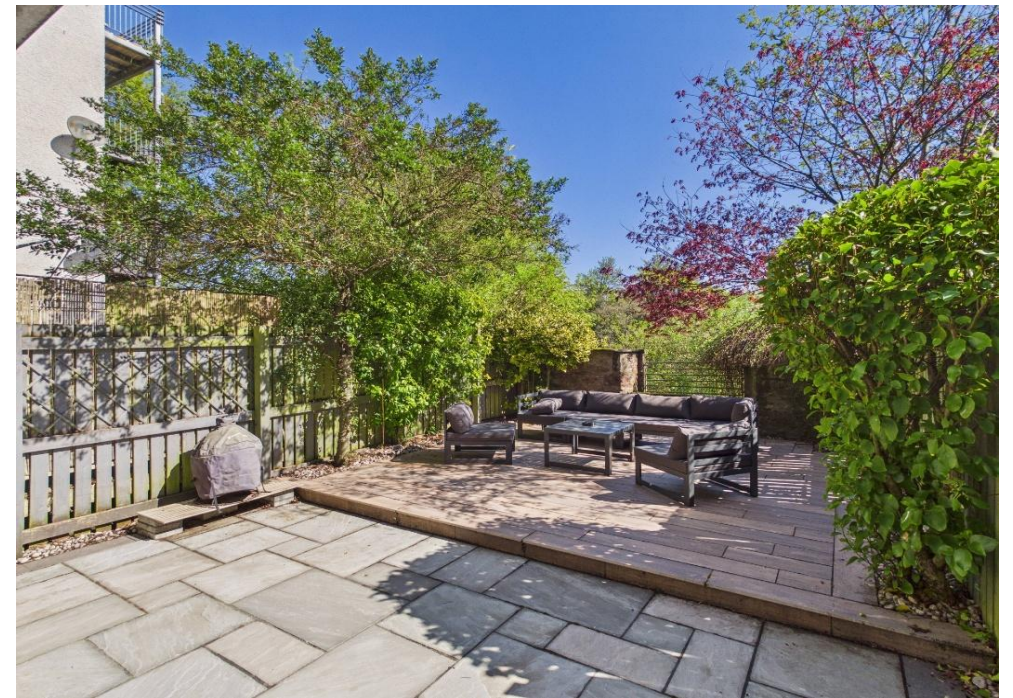
■ Council Tax Band E

■ EPC Rating B

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Directions: Entering Blairgowrie on the A93 Perth Road, continue through the town and on reaching the Wellmeadow, turn left in to Lower Mill Street. Follow this road around then take the next turn on the right into Riverside Park where the property can be found on the right.

Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



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 submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

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

CONTACT DETAILS

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