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12 Smithfield Crescent
Blairgowrie
PH10 6UD

Offers over
£174,995





This three-bedroom detached one and a half storey Chalet Style Villa is situated within a desirable residential area of Blairgowrie, offering well-proportioned accommodation, good size gardens and excellent potential for a variety of purchasers.

The property comprises a spacious lounge/diner, kitchen, three bedrooms, one of which benefits from a WC and wash hand basin, and a family bathroom, providing comfortable and versatile living accommodation.

The property benefits from gas central heating and single glazing throughout. While some upgrading would enhance the property further, it offers an excellent opportunity to create a welcoming home tailored to individual tastes and requirements.

The upper floor provides a well-proportioned bedroom with built-in storage, together with access to the loft. There is also a useful walk-in cupboard with access to the eaves, providing excellent additional storage space.

A cupboard beneath the stairs offers further practical storage and hanging space

Externally, the front garden is laid with decorative stone and complemented by a variety of established planting. A chipped driveway provides ample off-street parking for several vehicles and leads to a single garage, while a paved pathway provides access to the side entrance.

The rear garden features a small area of lawn, a selection of established shrubs, a garden shed and a rotary dryer. Mature planting provides an attractive and private outdoor space, offering a pleasant area for relaxation and outdoor enjoyment.

The property is conveniently located close to local schools and is only a short drive from Blairgowrie town centre, where a wide range of shops, amenities and services can be found.

Early viewing is highly recommended to fully appreciate the generous accommodation, excellent storage, outdoor space and excellent location this delightful bungalow has to offer.

Lounge 7.12m x 3.16m (23'4" x 10'4")

Kitchen 2.83m x 2.82m (9'3" x 9'3")

Bedroom One 4.50m x 2.86m (14'9" x 9'5")

En Suite 1.84m x 0.86m (6'0" x 2'10")

Bedroom Two 3.79m x 2.24m (12'5" x 7'4")

Bedroom Three 3.74m x 2.28m (12'3" x 7'6")

Shower Room 2.61m x 1.67m (8'7" x 5'6")



■ 3 Bedrooms

■ Lounge

■ Kitchen

■ En Suite W.C

■ Mature Secluded Gardens

■ Driveway for several cars

■ Close to Public Transport

■ Near Community Campus

■ Council Tax Band D

■ EPC Rating D

3x  2x  1x 







Directions: what3words.com/reshaping.swanky.forge

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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