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1 Whiteloch Avenue
Carsie
Blairgowrie
PH10 6QE

Offers over
£144,995





This well-proportioned two-bedroom semi-detached villa, complete with a single garage and fully enclosed front and rear gardens. The property is conveniently located just a short drive from the town centre and local amenities, with a bus stop and excellent transport links within easy walking distance.

The accommodation comprises an entrance vestibule, lounge/diner, kitchen, two well-proportioned bedrooms, and a family bathroom. The property further benefits from gas central heating and double glazing throughout.

Externally, the front garden is predominantly laid with decorative chips, with planted borders and a pathway leading to the single garage. The fully enclosed rear garden is also laid with decorative chips and planted borders, two useful garden sheds, and a greenhouse, providing excellent outdoor storage and gardening space.

While the property would benefit from a degree of modernisation and cosmetic upgrading, it offers an excellent opportunity for purchasers to create a home tailored to their own style and requirements.

Early viewing is highly recommended to fully appreciate the property's desirable location and excellent potential.

All blinds, curtains, light fittings, floor coverings and white goods are included in the sale.

Lounge Diner 5.97m x 4.67m (19'7" x 15'4")

Kitchen 2.90m x 2.36m (9'6" x 7'9")

Bedroom One 4.03m x 3.02m (13'3" x 9'11")

Bedroom Two 3.04m x 2.91m (9'12" x 9'7")

Bathroom 1.93m x 1.89m (6'4" x 6'2")



■ 2 Bedrooms

■ Lounge

■ Kitchen

■ Bathroom

■ GCH & DG

■ Fully Enclosed Garden

■ Close To Public Transport

■ 2 Sheds & Greenhouse

■ Council Tax Band B

■ EPC Rating D

2x  1x  1x 

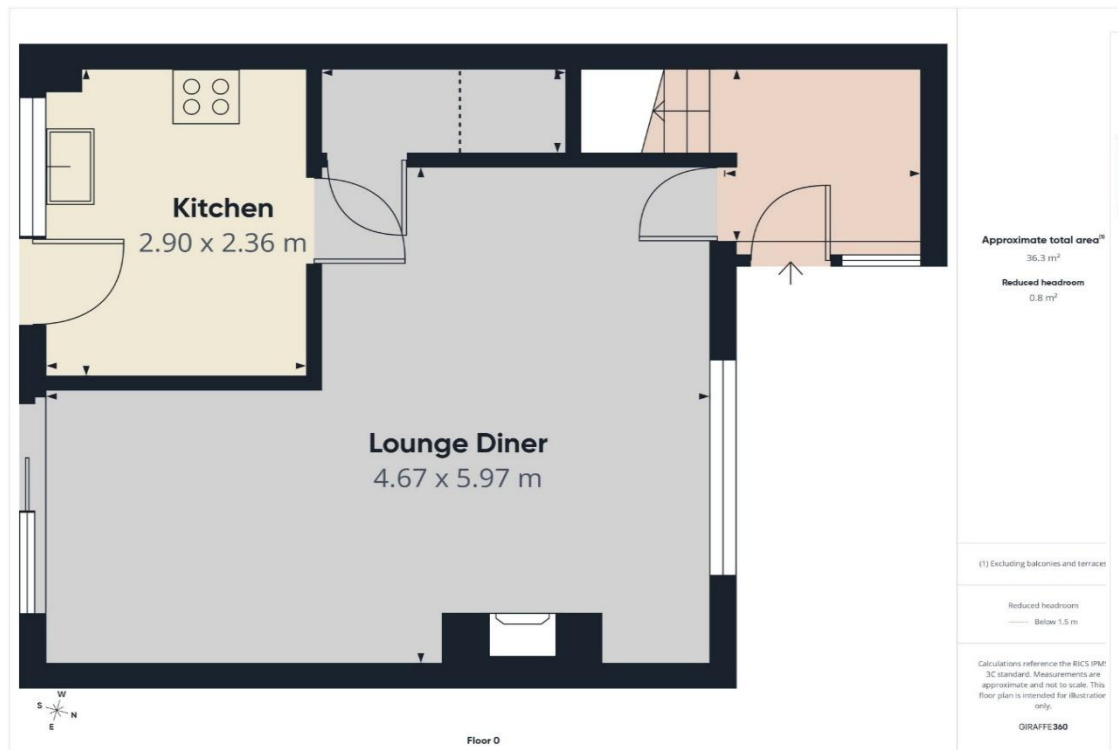






Directions: Leaving Blairgowrie on the A93 Perth Road, continue out of the town for approximately 1.5 miles. Just after the right hand bend, Carsie can be found on the right. Turn into Whiteloch Avenue, the property can be found on the left and can be identified by our for sale sign.

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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