

property@hodge



41 John Street
Blairgowrie
PH10 6HW

Offers Over
£174,995





This property has been fully renovated in the last few years to a high standard throughout including new front and rear doors, double glazing, gas boiler, kitchen, bathroom and new floor coverings throughout.

Offered to the market in move in condition this two bedroom semi-detached bungalow offers modern living on one level with the exception of one internal step.

The property benefits from gas central heating, double glazing and the accommodation comprises; breakfasting kitchen, lounge, two double bedrooms and modern bathroom. To the rear is a small courtyard, fully enclosed and laid to slabs and chips. To the front of the property is a tiered garden with raised beds with colourful plants. A paved path leads from the street to the front of the property. Parking is on street with John Street being quiet and parking largely available.

Internally the modern kitchen is fitted with cashmere base and wall units and includes an integrated electric oven and hob, space for a washing machine and fridge freezer. Front facing window and breakfast bar. The lounge has a feature fireplace alcove with potential to install a woodburning stove, but this will require advice from a professional installer. The modern bathroom comprises of a white W.C, wash hand basin, heated towel rail, and bath with overhead electric shower. This room benefits from a sun tunnel to provide natural light. Both bedrooms offer ample space for free standing furniture with the main bedroom benefitting from fitted wardrobes and a large cupboard.

Located within a short walking distance of the town centre and local amenities.

Early viewing is highly recommended of this immaculate property.

Kitchen 3.65m x 2.07m (11'12" x 6'9")

Lounge 4.62m x 3.18m (15'2" x 10'5")

Bedroom One 3.82m x 3.13m (12'6" x 10'3")

Bedroom Two 3.79m x 2.62m (12'5" x 8'7")

Bathroom 1.86m x 1.75m (6'1" x 5'9")



■ 2 bedrooms

■ Bathroom

■ Kitchen

■ Lounge

■ GCH & DG

■ Move in Condition

■ Shops and amenities near by

■ Peaceful Residential Area

■ EPC Rating D

■ Council Tax Band B

2x  1x  1x 

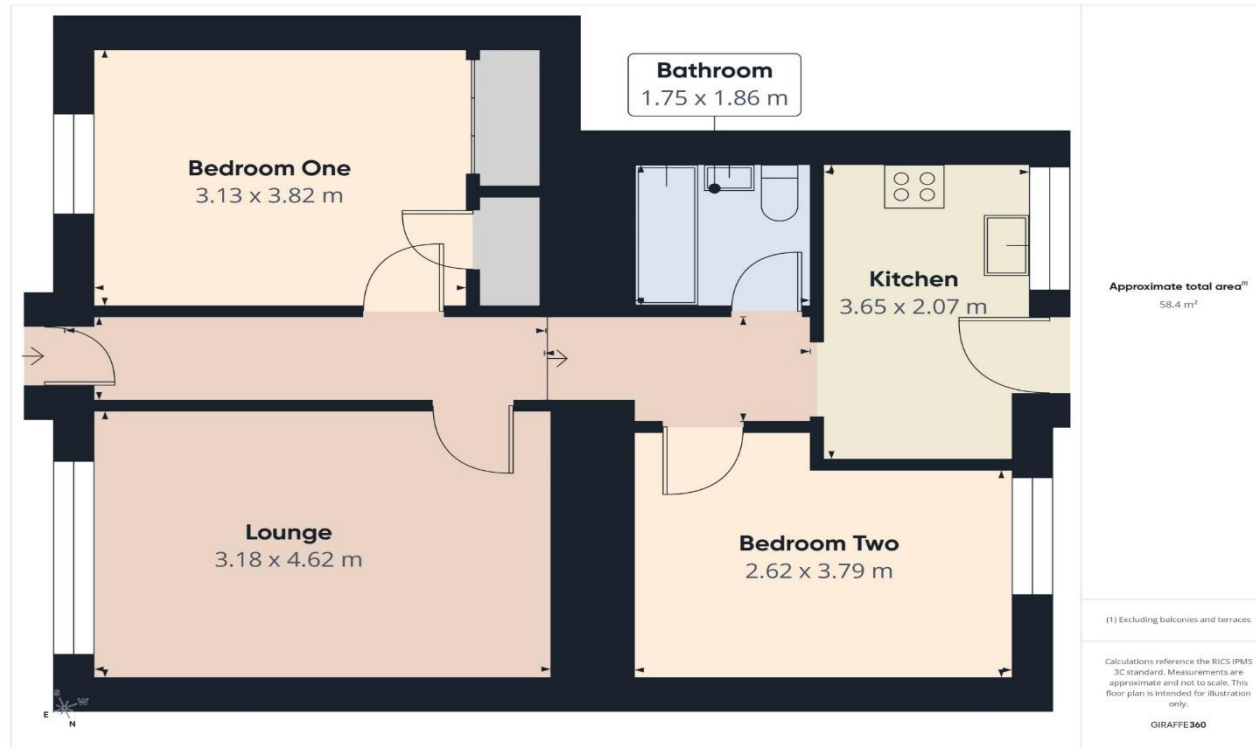






Directions: Leaving Blairgowrie Wellmeadow, turn left into Leslie St. Continue to the end of the road and turn right into Reform Street. At the end of Reform St, take a right and then an immediate left into John Street, Continue ahead into the top section of John Street, the property is on the right and can be identified by our for sale board.

**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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