

property@hodge



4 Wellbank Place
High Street
Blairgowrie
PH10 7DE

Offers over
£124,500





This mid terraced two-bedroom bungalow is conveniently located within a short walk of Blairgowrie town centre. Offering a double bedroom and a single, a large open plan lounge/diner and a bathroom. The property has the benefit of its own allocated parking space and the use of two visitor spaces shared between the other 3 properties in this cul-de-sac.

The property benefits from gas central heating and double glazing throughout.

There is a small, chipped area of garden that is included with the property, ideal for adding a close dryer or sitting in.

This property would make an ideal first-time purchase or an excellent buy-to-let investment opportunity.

Kitchen/Living Area 4.58m x 4.04m (15'0" x 13'3")

Bedroom One 3.98m x 3.96m (13'1" x 12'12")

Bedroom Two 2.94m x 1.98m (9'8" x 6'6")

Bathroom 2.84m x 1.53m (9'4" x 5'0")



- 2 bedrooms
- OP Plan Kitchen/lounge
- Bathroom
- GCH & DG
- Allocated Parking Space
- Cul-De-Sac Location
- Ideal Buy to Let
- Ideal for first time buyer
- Council Tax Band A
- EPC Rating TBC

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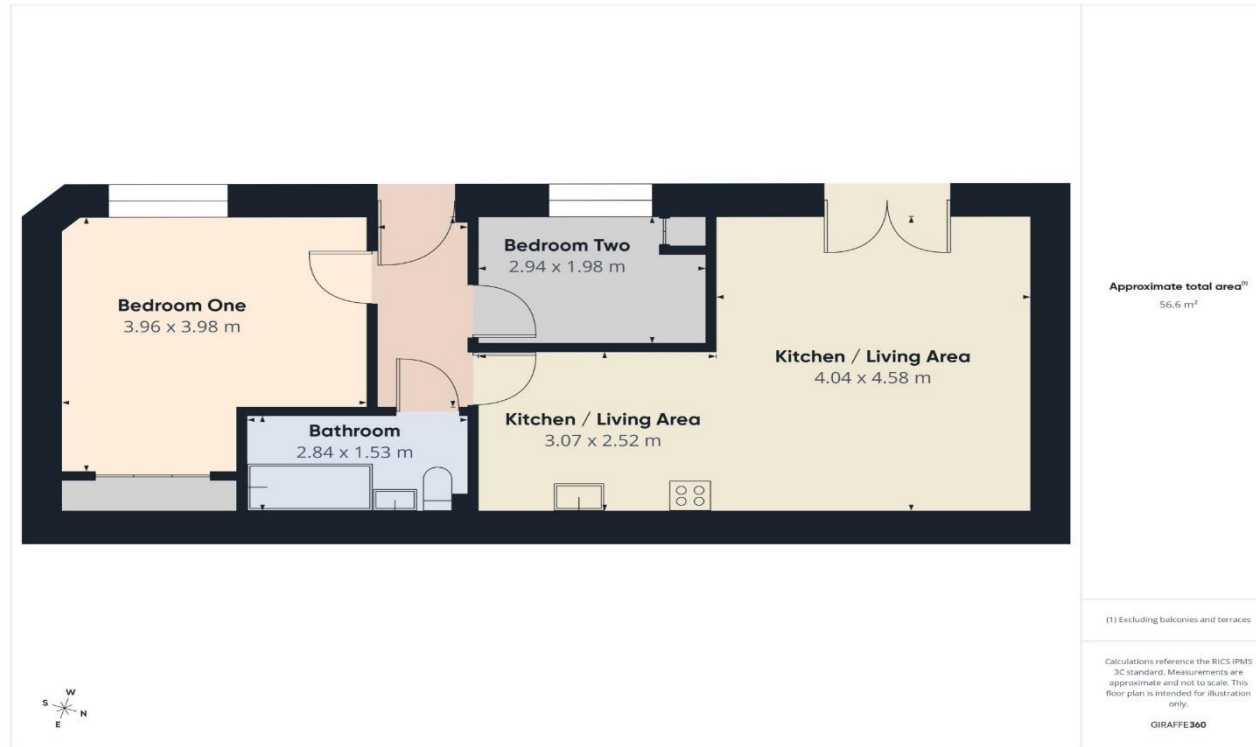




Directions: What 3 words ///firepower.survey.tinted

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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