

property@hodge



62 Ferguson Park
Blairgowrie
PH10 7AU

Offers over
£124,995





A well-presented three-bedroom end terraced villa in a popular residential area offering modern accommodation across three levels with ample cupboard space and easily maintained front garden and balcony to the rear.

All rooms are tastefully decorated, the kitchen has been replaced in recent years. The property benefits from double glazing and gas central heating throughout.

Early viewing is essential to fully appreciate this property.

Parking is available on street. The property's location close to Rattray Primary School and local convenience store, together with its move-in condition would make this an ideal family home.

Lounge 5.46m x 3.49m (17'11" x 11'5")

Kitchen Dining 3.46m x 3.00m (11'4" x 9'10")

Bedroom One 3.53m x 3.50m (11'7" x 11'6")

Bedroom Two 3.46m x 2.75m (11'4" x 9'0")

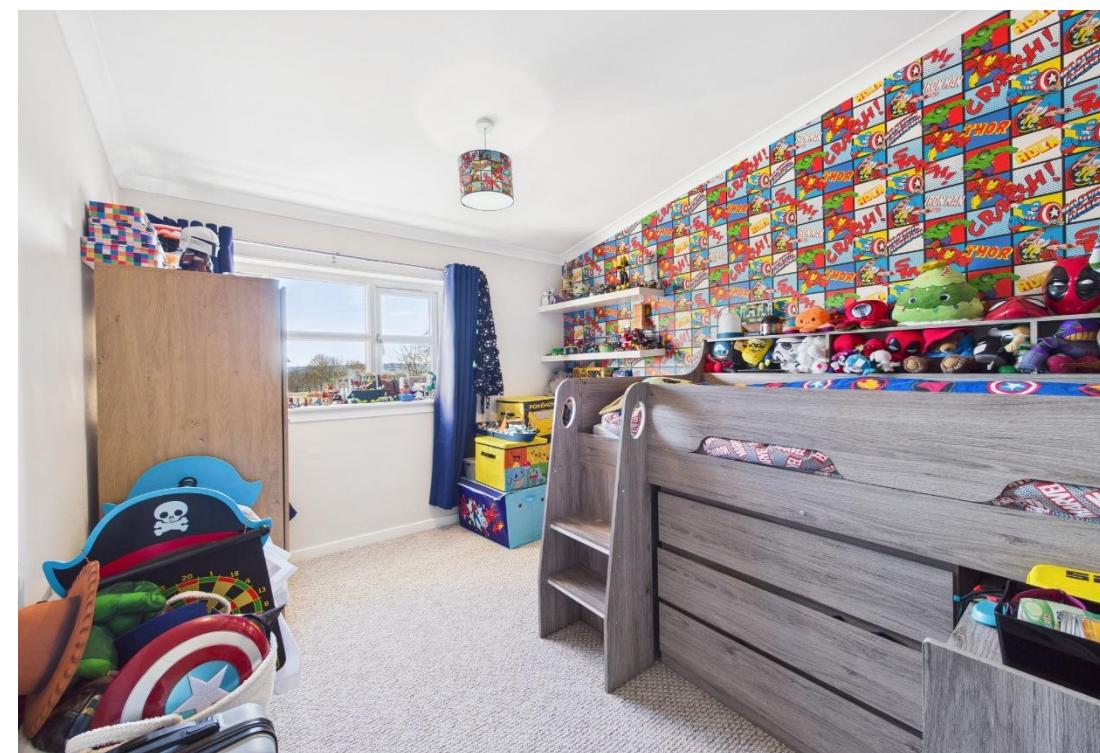
Bedroom Three 2.72m x 2.48m (8'11" x 8'2")

Family Bathroom 2.62m x 1.78m (8'7" x 5'10")

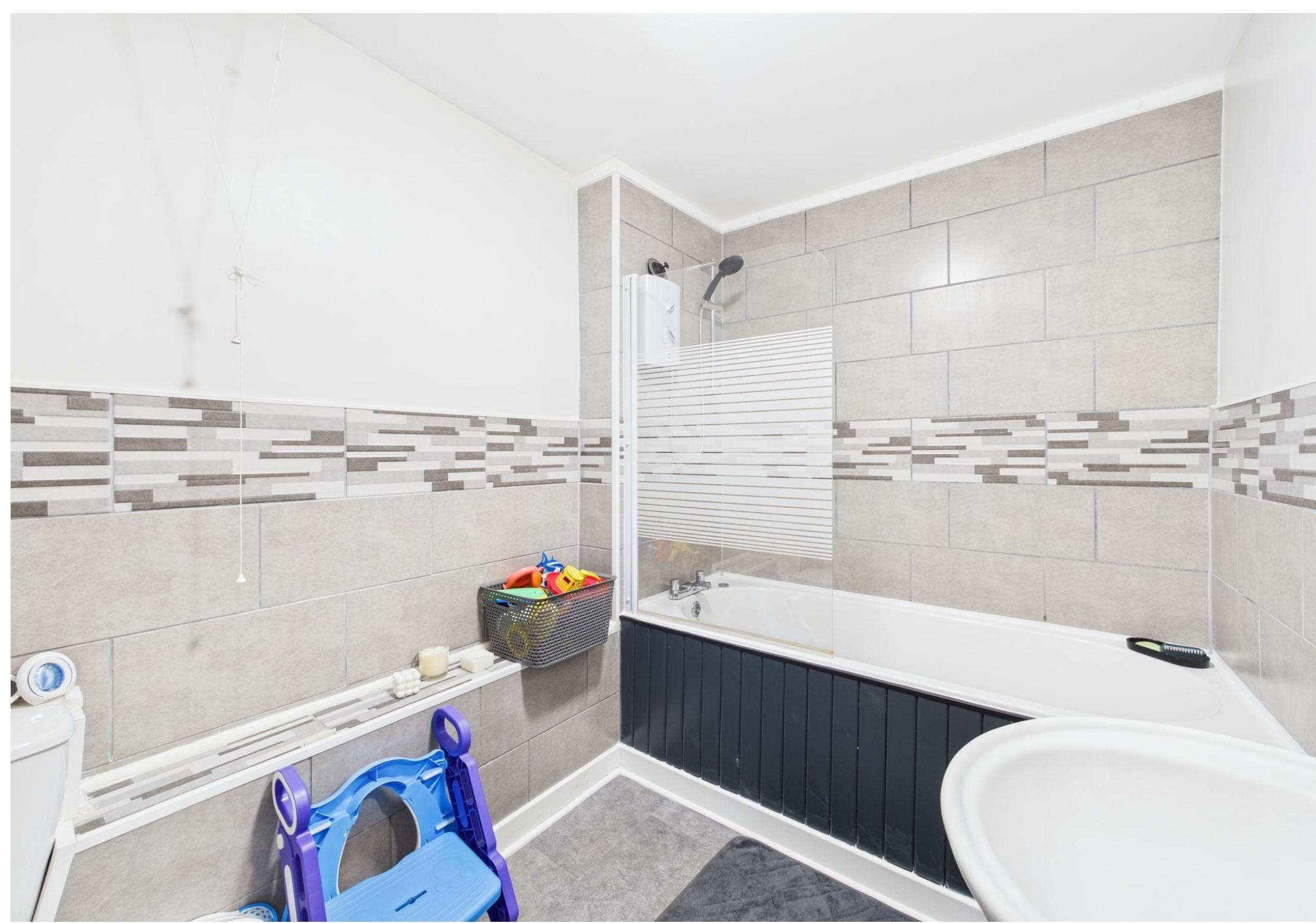


- 3 Bedrooms
- Popular Residential Area
- Lounge
- On Street Parking
- Kitchen Dining
- Close To Primary School
- Family Bathroom
- Council Tax Band B
- GCH & DG
- EPC C

3x 1x 1x

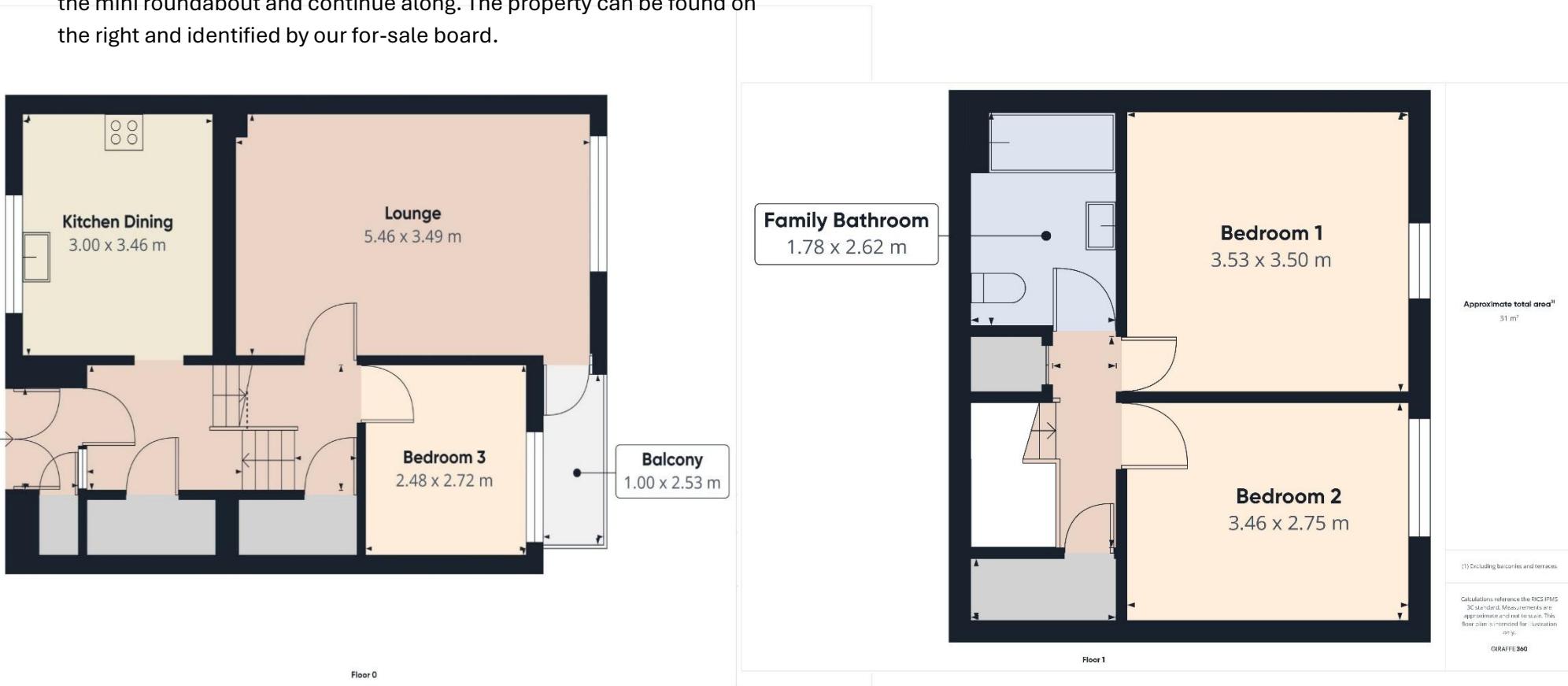






Directions: From Blairgowrie Wellmeadow, travel over the bridge up Boat Brae, and continue ahead on to the High Street. Take the second turning on the left on to Hatton Road, follow this road and turn right at the mini roundabout and continue along. The property can be found on the right and identified 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

property@hodge
33 Wellmeadow
Blairgowrie
PH10 6AS

Phone: 01250 870006
Email: property@hodgesolicitors.co.uk
www.hodgesolicitors.co.uk