

property@hodge



9 Fraser Avenue
Blairgowrie
PH10 6QG

Offers over
£214,995





This spacious semi-detached extended villa offers well-proportioned family accommodation and is presented in move-in condition, although it would benefit from some modernisation and upgrading.

The property comprises a lounge, spacious dining/family room, kitchen, sun porch, downstairs bedroom and convenient shower room. Upstairs, there are three further well-proportioned bedrooms and a shower room. The Property has a gas supply however the current owners chose to have electric heating, there is double glazing installed throughout. A loft ladder provides convenient access to the loft.

Externally, the property has a generous driveway providing ample off-street parking for several vehicles, together with a substantial detached garage/workshop. The garage has been divided into three versatile areas, providing an excellent combination of storage and workspace, with ample room for vehicles, hobbies, workshop use or a variety of other purposes.

The easily maintained garden grounds provide a practical outdoor space, while the property enjoys an open outlook over the surrounding area.

The property is conveniently located for local amenities, transport links and the town centre, making this a practical and spacious home suitable for a variety of buyers.

Early viewing is highly recommended to fully appreciate the spacious accommodation, generous outdoor space and overall potential this property has to offer.

Sun Porch 3.25m x 2.69m (10'8" x 8'10")

Lounge 4.19m x 2.90m (13'9" x 9'6")

Dining Room 5.24m x 2.87m (17'2" x 9'5")

Kitchen 4.58m x 2.90m (15'0" x 9'6")

Shower Room 2.68m x 1.16m (8'10" x 3'10")

Bedroom One 3.25m x 3.17m (10'8" x 10'5")

Bedroom Two 3.15m x 2.93m (10'4" x 9'7")

Bedroom Three 2.87m x 2.44m (9'5" x 8'0")

Bedroom Four 3.26m x 3.13m (10'8" x 10'3")

Shower Room 1.85m x 1.61m (6'1" x 5'3")



■ 4 Bedrooms

■ Kitchen Rm

■ Lounge Close to Public

■ Family Rm or Dining

■ 2 Shower Rooms

■ Good Size Garden

■ Driveway for several cars

■ Electric Heating and DG

■ Council Tax Band C

■ EPC Rating D

4x  2x  2x 



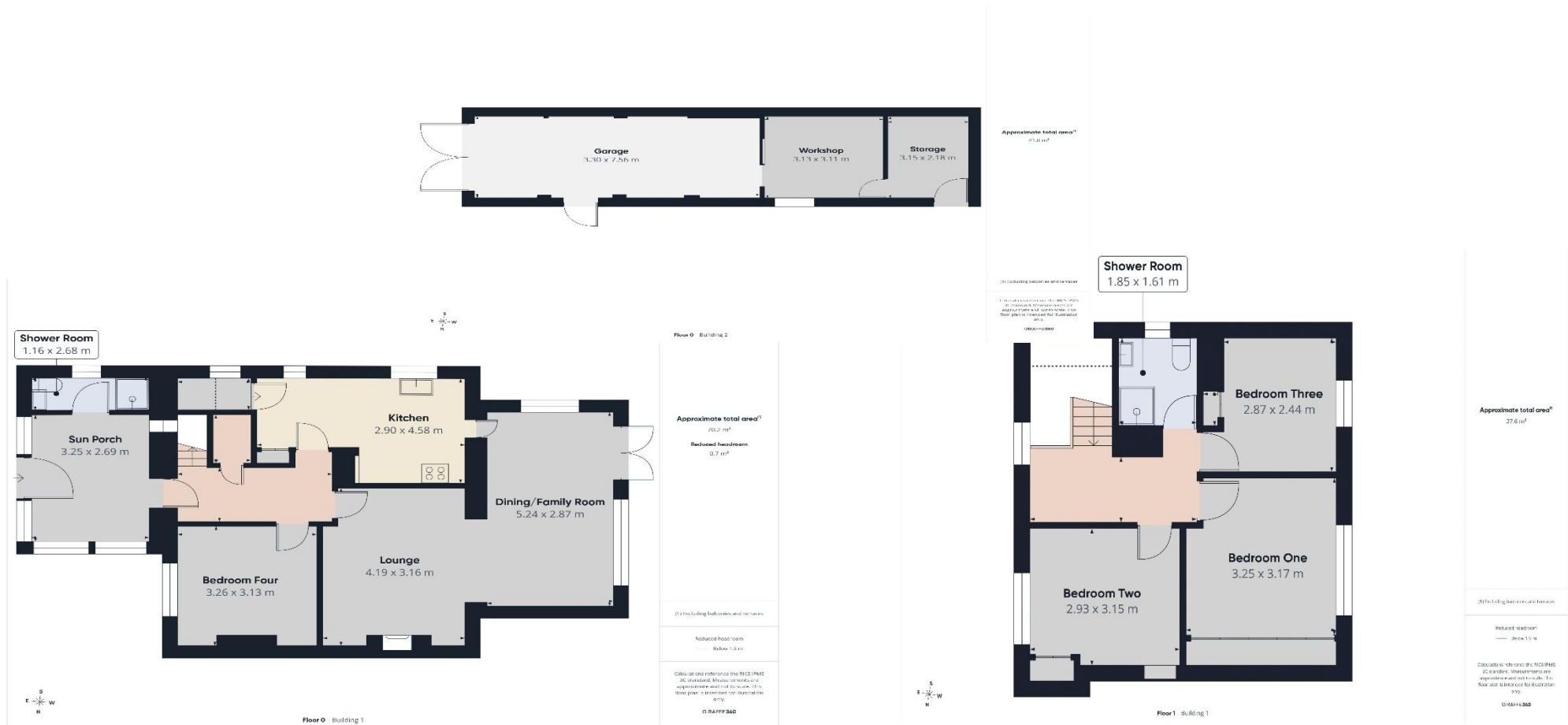




Directions: what3words:///booklets.officials.reseller

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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