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Alderlin

Newton Street
Blairgowrie
PH10 6HT

Offers over
£379,500





Situated within a peaceful and sought after residential area, this attractive detached **Victorian** stone-built villa retains many original features and offers spacious accommodation with walled gardens, large driveway and a detached double garage.

The property comprises: entrance vestibule, hallway, lounge, dining room, dining kitchen, utility room, boot room, family bathroom, shower room, W.C and four good sized bedrooms.

The property benefits from gas central heating and partial double glazing. Externally, a stone wall encloses the mature gardens which are mainly laid to lawn with borders of shrubs and trees. There is a patio area and a garden shed. A pebbled driveway offering ample parking, leads to the detached double garage which has power, light a side pedestrian door and an electric roller door.

The property is within walking distance of the town center.

The property requires some upgrading. A lovely period home of which viewing is highly recommended.

Lounge 4.47m x 4.14m (14'8" x 13'7")

Dining Room 5.15m x 4.82m (16'11" x 15'10")

Bathroom 3.63m x 2.69m (11'11" x 8'10")

Kitchen 3.79m x 3.56m (12'5" x 11'8")

Storage Room 1.91m x 1.61m (6'3" x 5'3")

Utility Room 2.40m x 1.57m (7'10" x 5'2")

Bedroom One 4.51m x 4.16m (14'10" x 13'8")

Bedroom Three 3.59m x 2.87m (11'9" x 9'5")

Dressing Room 2.74m x 1.77m (8'12" x 5'10")

Bedroom Four 2.75m x 2.62m (9'0" x 8'7")

W. C Cloakroom 1.58m x 1.50m (5'2" x 4'11")

Bedroom Two 5.64m x 3.27m (18'6" x 10'9")



■ 4 Bedrooms

■ Lounge

■ Family Bathroom

■ Dining Room

■ GCH and Partial DG

■ Double Garage

■ Driveway for several cars

■ Fully Enclosed Garden

■ EPC Rating E

■ Council Tax Band F

4x  3x  2x 

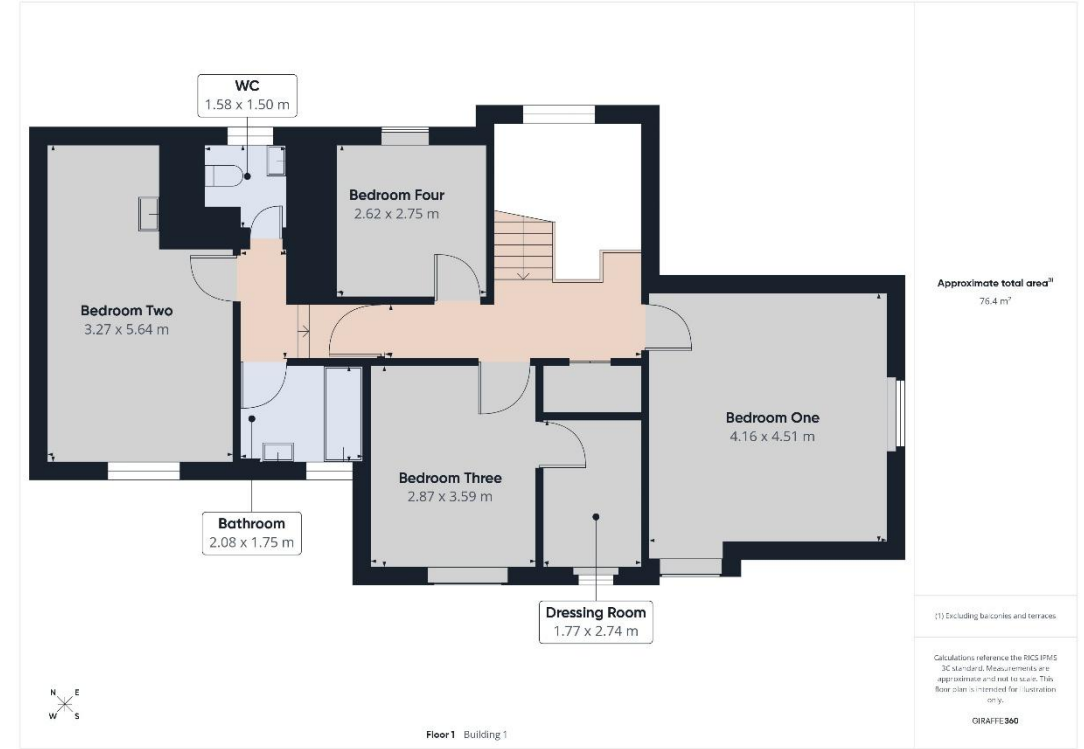






Directions: Entering Blairgowrie on the A93 Perth Road, on reaching the Jet Garage turn left into Newton Street. Continue straight ahead at the crossroads where the property can be found on the left just before the junction to Lochy Terrace and can be identified by our for sales board.

**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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