

property@hodge



Malda Cottage

Blairgowrie House Road
Blairgowrie
PH10 6JP

Offers over
£162,500





Situated within a short walk of Blairgowrie town centre, this quirky cottage offers 2 bedrooms both with modern en suite shower rooms.

The property comprises, a bright and generous open plan lounge/kitchen with all rooms off this central space. Additional rooms are 2 bedrooms, both with en suite shower rooms with one having a utility cupboard as well.

Externally, the cottage has a lovely front garden mainly laid to grass with planted borders, wooden garage, whilst also including a greenhouse and off-street parking.

Further benefits include gas central heating and double glazing throughout.

This attractive property would make an ideal purchase for a first-time buyer or a buy-to-let investor.

Included in the sale:

Integrated gas hob and electric oven, extractor fan, fridge freezer and washing machine, gas fire, floor coverings, curtains and blinds.

Kitchen/Living Area 6.35m x 3.51m (20'10" x 11'6")

En Suite 1 2.46m x 1.54m (8'1" x 5'1")

Bedroom 1 4.05m x 2.16m (13'3" x 7'1")

En Suite 2 2.35m x 1.01m (7'9" x 3'4")

Bedroom 2 3.49m x 2.89m (11'5" x 9'6")

Utility Cupboard 1.49m x 1.02m (4'11" x 3'4")



- Open plan Lounge/Kitchen
- Two Bedrooms (Both E/S)
- Single Garage
- Driveway
- Front Garden
- Cul-de-Sac Location
- Peaceful residential area
- GCH & Double Glazing
- EPC rating D
- Council Tax Band B

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Directions: Leaving Blairgowrie Wellmeadow continue up the brae to the mini round-about. Continue straight on. At the traffic lights again continue straight on. Follow the Coupar Angus Road and take the road on your left after Manor Court signposted Blairgowrie House Road. Follow this road to the bottom and the property can be found on the left and is identified by our for-sale board.

**Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.**

GROUND FLOOR
52.0 sq.m. approx.



TOTAL FLOOR AREA : 52.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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