

property@hodge



Malda Cottage

Blairgowrie House Road
Blairgowrie
PH10 6JP

NEW REDUCED PRICE

Offers over
£149,995





Situated within a short walk of Blairgowrie town centre, this charming two-bedroom cottage offers comfortable single-level living and excellent potential for modernisation.

The accommodation comprises a bright, open-plan lounge and kitchen, with all rooms leading from this central living space. There are two bedrooms, each benefiting from its own en suite shower room, with one bedroom also featuring a useful utility cupboard.

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

While the property would benefit from some upgrading, including the installation of a new kitchen, it already offers gas central heating and double glazing throughout.

This cottage would make an ideal purchase for a single person, first-time buyer, those looking to downsize, or anyone seeking the convenience of single-floor living within easy reach of local amenities.

Included in the sale: Integrated gas hob, electric oven, extractor fan, fridge freezer, 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.



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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