

property@hodge



Sandford

St. Ninians Road
Blairgowrie
PH11 8AP

Offers Over
£209,995





This semi-detached property has retained some original features and is situated in a quiet residential area within a short walk of Alyth town Centre amenities and transport links. Ideally located for the local primary school.

The property comprises of entrance vestibule, hallway, snug, sitting room, kitchen, 3 double bedrooms and a bathroom. The kitchen is divided from the lounge with folding wooden doors. The current owners use the living room as a large work from home area.

Externally, wrought iron gates lead into the front garden area which is graveled for ease of maintenance and offers parking for two vehicles. There are raised borders for planting. A gate leads through to the side of the property which is paved and has a log store. The paving continues through to the enclosed rear garden which is laid to lawn and has a patio area, a small border and a summer house.

Excluded from the sale

The cat enclosure and the free-standing kitchen appliances. The Range cooker can be included but one oven does not work.

Snug 3.26m x 2.83m (10'8" x 9'3")

Living Room 4.42m x 3.29m (14'6" x 10'10")

Kitchen 3.28m x 3.27m (10'9" x 10'9")

Bedroom One 3.58m x 3.10m (11'9" x 10'2")

Bedroom Two 4.89m x 3.06m (16'1" x 10'0")

Bedroom Three 3.02m x 2.63m (9'11" x 8'8")

Bathroom 3.04m x 1.93m (9'12" x 6'4")



■ 3 Bedrooms

■ Kitchen

■ Snug

■ Living Room

■ Family Bathroom

■ Fully Enclosed Garden

■ GCH & DG

■ Shops and amenities near by

■ Council Tax Band D

■ EPC rating D

3x  1x  2x 







Directions: On arriving into Alyth follow Airlie Street towards the town Centre. Take the 4th turning on your left into St Ninians Road. Continue along and the property can be found on the right hand side of the street and can be 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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