



adamsproperty

adams-property.co.uk



5 Ardblair Road, Blairgowrie, Perthshire PH10 6QA

Offers Over £130,000

- Spacious Semi Detached Villa
- Tranquil Residential Cul de Sac
- Excellent Condition
- Potential for Attic Conversion
- Double Glazing & Gas C.H.
- Additional WC
- Fitted Kitchen
- Adjacent to Open Countryside
- Council Tax - B
- 20 Minutes to Dundee & Perth
- 2 Double Bedrooms
- Conservatory
- Off Street Parking & Driveway
- Lovely Private Gardens
- Spacious Living Room
- Pleasant Views
- Garden Sheds & Greenhouse
- Close to Town, Schools & Sport Centre
- EPC Rating – D
- Rosemount Golf Courses Nearby

Viewing By Appointment:

Adams Property

Tel: 01250 874485

Mobile: 07739 915043

Email: david@adams-property.co.uk

DESCRIPTION: This spacious, two bedroom semi detached villa is in good condition and in a superb location close to local schools and open countryside. There is a generous sitting room with glass conservatory, hallway leading to a fitted kitchen and adjacent WC. Upstairs are two double bedrooms, a bathroom and an attic which could potentially be converted into another bedroom. The property has double glazing throughout, gas central heating and a modern combi boiler. Outside there is a spacious private garden to the rear, two sheds, greenhouse, front garden and to the side, a driveway for 2 cars. The property is situated in a tranquil cu de sac opposite Golf Course Road, just 5 minutes from the town centre, Rosemount and lovely country walks.



ENTRANCE & HALLWAY: (4m x 2m) Entry to the property is via a secure wood and half glazed door leading into a carpeted hallway. To the left is a deep, under stair cupboard which could be opened up for more storage or made into a useful office work station.



LIVING ROOM: (4.8m x 3.7m) A glazed door opens from the hall into this bright and spacious room which has fitted carpet, TV and satellite points. The original open fireplace has a tiled hearth and mantelpiece which could easily be converted to accommodate a gas fire or log/multifuel stove. Large double glazed windows overlook the front garden and sliding patio doors open to a glass conservatory at the rear.



CONSERVATORY: (3.7m x 2.5m) A single glazed and aluminium framed extension to the south facing rear of the property. There is a tiled floor and plenty of space for a dining table with four chairs. Sliding glass doors give access to the back garden.



KITCHEN: (3.4m x 2.7m) Leading directly from the hall and fitted with light coloured kitchen units and laminate worktops. Here there are integral electric oven/grill and four ring gas hob with filter hood above. Below the units in one corner, are two fridge freezers and there is space beside these for a washing machine or dishwasher. A stainless steel sink is set into the worktop beside a window overlooking the back garden. On the left, a small vestibule leads to a door to the driveway and a WC with small wash hand basin. The WC also houses a modern wall mounted combi boiler. This whole area could be converted for use as a small utility room or just opened up to enlarge the existing kitchen. From the hallway, carpeted stairs lead to the bedrooms and landing, where there is an airing cupboard and ceiling hatch to the attic.



BEDROOM 1: (4.8m x 3.2m) A spacious double bedroom with fitted carpet and cupboard. A large window overlooks the rear garden and gives good views of the countryside to the south.

BEDROOM 2: (3.8m x 2.7m) Also with fitted carpet, cupboard and picture window overlooking the side.

FAMILY BATHROOM: (2m X 1.8m) With an avocado coloured suite, a shower screen and wall mounted or hand held shower running off the boiler. The walls around the bath and shower are tiled and the floor is lino.

GARDENS & EXTERIOR: From the pavement, wrought iron gates lead into a driveway suitable for two cars. The front garden is laid out with paving stones, gravel and borders with mature shrubs and bedding plants, all bordered by a timber picket fence. From the rear of the driveway a secure timber door leads into the sunny, south facing back garden and patio. The garden is laid out mainly with coloured paving slabs and is edged with hedge and wooden fences. At the far end, a pergola arch leads to a drying area. There is also a greenhouse, a timber shed and a lockable, brick shed with concrete flooring, side window and power. The rest of the garden is laid out with borders and shrubs. The patio beside the conservatory is a pleasant place to BBQ or just to sit out and enjoy the morning and afternoon sun.

LOCATION: Ardblair is a small settlement of semi detached houses about 1 mile south of Blairgowrie and adjacent to Rosemont and their famous golf courses. Blairgowrie is a busy market town, popular with visitors and locals alike coming to enjoy the many sporting activities, particularly golf, fishing, skiing and hill walking. Schools, a recreation centre and swimming pool are situated nearby as are tennis courts and playing fields. This is a very pretty corner of rural Perthshire with an abundance of open countryside to enjoy for walking or cycling. Yet the Town is only 20 minutes drive from Perth and Dundee and just over an hour from Edinburgh.

DIRECTIONS: From Dundee, follow A923 via Coupar Angus to Rosemount and turn left onto Golf Course Road. Ardblair is at the far end and just off the Perth Road. From Perth follow A93 via Guildtown to Carsie and Ardblair is first left after Golf Course Road. Alternatively, please follow the website link.

Viewing by appointment only through Adams Property:

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.

CONTACT DETAILS: ADAMS PROPERTY, Blairgowrie PH10 6HT
TEL: 01250 874485 MOBILE: 07739 915043

www.adams-property.co.uk

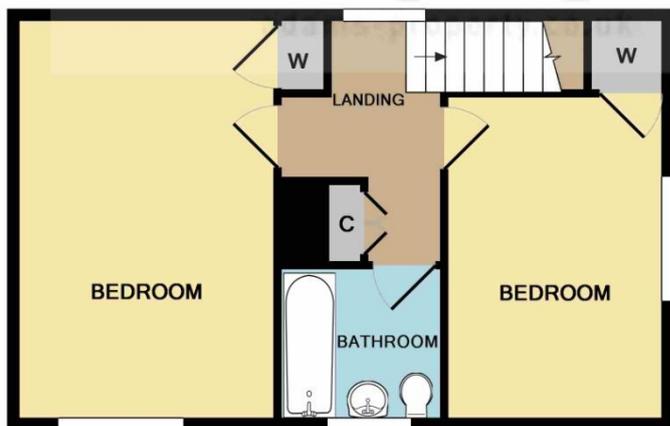
Adams Property, 19 Newton Street, Blairgowrie, PH10 6HT, T: 01250 874485, M: 07739 915043
Email: david@adams-property.co.uk, Website: www.adams-property.co.uk



Floorplan:



GROUND FLOOR



1ST FLOOR

5 ARDBLAIR ROAD, BLAIRGOWRIE PH10 6QA

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018