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8 Seton Close, Blairgowrie, **Perthshire PH10 6TJ**

Offers Over £105,000 for ¾ Share

- Modern, Luxury Semi Detached Villa
- Tranquil Residential Cul de Sac
- Recently Upgraded & Improved
- Private Garden
- Double Glazing & Gas C.H.
- Modern Fitted Kitchen
- Guest WC
- Council Tax - D
- 20 Minutes to Dundee & Perth
- 2 Double Bedrooms
- Immaculate Condition
- Private Driveway
- Spacious Living Room
- Utility Room
- Garden Shed
- Attic & Generous Storage
- EPC Rating – C
- Close to Town, Schools & Sport Centre

Viewing By Appointment:

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DESCRIPTION: This spacious, modern, two bedroom semi detached villa is in immaculate condition and has recently been upgraded and improved. It is situated in a quiet cul de sac near the centre of Blairgowrie, just a short walk from shops, services, schools and open countryside. On the ground floor is a hallway, a generous sitting room, fitted kitchen, utility and guest WC. Upstairs are two double bedrooms, modern family bathroom and a semi floored attic. The property has double glazing throughout, efficient gas central heating and plenty of storage space. Outside to the front, is a private mono block driveway for up to two cars. To the rear is a secluded, paved back garden with timber shed. The property is in shared ownership with Caledonia Housing Association who charge a small rent for their ¼ share, but this includes some maintenance and insurance.



HALLWAY & LANDING: Entry to the property is via a secure timber door leading into a hallway with Karndean flooring. A door to the right opens into the living room and straight ahead are stairs leading to the upper landing both of which have fitted carpets. Here there is a storage cupboard between the bedrooms and a hatch opens to a semi floored attic.



LIVING ROOM: (4.4m x 3.5m) This bright and spacious room has fitted carpet, TV and satellite points. There is an under stair cupboard and a doorway leads through to the kitchen. Large double glazed windows overlook the front driveway and cul de sac.

KITCHEN/DINER: (3.4m x 3.3m) Leading directly from the living room and fitted with beech type, wall and base units, white marble effect laminate worktops with white tile splash back. A stainless steel sink is set into the worktop beside a large window overlooking the back garden. There is ample space provided for a freestanding gas or electric cooker, dishwasher, fridge freezer and a four seat dining table. There is Karndean flooring and ceiling spotlights.



UTILITY ROOM: (1.8m x 1.5m) A door from the kitchen opens into a utility room where there is the same flooring, wall units and worktop. There is space below for washing machine and dryer. An efficient Worcester Bosch combi boiler is situated on the wall and a semi glazed door opens to the rear garden.



GUEST WC: (1.5m x 1.4m) With a door from the utility, here there is a white suite and lino flooring.

FAMILY BATHROOM: (1.8m X 1.5m) With modern white suite, electric shower over the bath and glass screen. The walls around the bath are tiled, the floor is lino, there is a radiator, extractor fan and frosted window to the rear.



BEDROOM 1: (4.25m x 3m) A spacious double bedroom with fitted carpet and built in double wardrobe. A large window overlooks the front and the cul de sac.



BEDROOM 2: (3.9m x 2.8m) Also with fitted carpet, built in double wardrobe and window overlooking the back garden.

GARDENS & EXTERIOR: The property sits amongst a similar style and age of properties, in a tranquil cul de sac that is both child and pet friendly. To the front is a paved mono block driveway for 2 cars. At the side, a private path leads to a garden gate and into the secluded back garden. The garden is entirely paved and surrounded by timber fencing. One half of the garden is slightly raised and here there are drying and BBQ areas plus a solid, timber shed.



LOCATION: Seton Close is a small cul de sac leading from Forest Way and Coupar Angus Road, half a mile from the Wellmeadow which is the centre of the town. 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 Coupar Angus Road and turn left onto Forest Way after the Coop. From Perth follow A93 to Carsie and turn right onto Golf Course Road, then left to Coupar Angus Road. Alternatively, please follow the website link.

Viewing by appointment only through Adams Property:

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Floorplan:



GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

8 SETON CLOSE, BLAIRGOWRIE PH10 6TJ
TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

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
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