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## Hillside House, James Street, Blairgowrie, Perthshire PH10 6EZ

**Offers Around £315,000**

- Luxury 5 Bedroom Detached Villa
- Double Garage & Driveway
- Lovely Private Gardens
- Conservatory
- Modern Fitted Kitchen
- Cellar & Extensive Storage
- G.C. Heating & Double Glazing
- Adjacent to Open Countryside
- 20 Minutes to Dundee & Perth
- Quiet Secluded Location
- Spectacular Views
- Spacious Living Rooms
- Excellent Condition
- Utility Room
- Games Room, Study or Office
- Guest WC
- Close to Town Centre & Schools
- EPC Rating - D

**Viewing** By Appointment:

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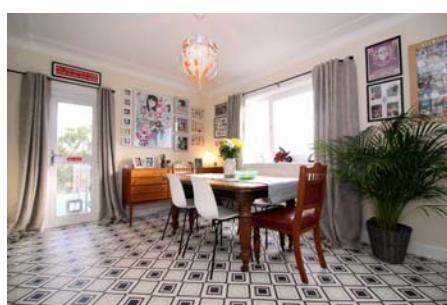
**DESCRIPTION:** This lovely and very spacious, 5 bedroom family home has recently been extensively upgraded and improved. It has many interesting features and on the ground floor has several additional rooms which could be used for a business. The property is located on a tranquil street, overlooking the town and just a short stroll from local shops, services and countryside. The main living areas are on the first floor where there is an open plan lounge - dining room, a double bedroom, conservatory, study, bar, shower room, modern fitted kitchen and utility room. There are a further four double bedrooms upstairs, a modern bath/shower room with WC and box room. The front bedrooms have spectacular views south over the town and toward the Sidlaw hills. The house is fully double glazed and has an efficient combi gas boiler. At the front there are two glass fronted balconies with great views and these give access to the gardens, double garage and driveway below. This can accommodate several cars and a trailer. There is a hot tub next to the conservatory and further lawns beside the drive.



**ENTRANCE & HALLWAY:** On the right side, an external stairway leads up to a balcony which allows access both to the utility and dining rooms. On the left, another balcony gives access to the hallway via a small study. The hallway has elegant timber panelling and large open staircase, under which is a small bar.



**LIVING & DINING ROOMS:** (10.5m x 4m) These bright, spacious and sunny open plan rooms have large picture windows looking south over the town. The dining area has lino flooring whilst there is carpet in the living room. A latticed partition unit divides the two areas.



**KITCHEN & UTILITY:** (4.5m x 3m) The kitchen is fitted with modern, cream gloss units and block timber worktops into which is set a four ring electric hob with extractor above. Next to a window overlooking the back, there is a 1½ stainless steel sink with an integral dishwasher below. On the other side there are more fitted units with integral double ovens and microwave, plus space for a large fridge freezer. A glass door opens into a utility room (5m x 3m) with similar base units and worktops, a stainless steel sink and space below it for a washing machine. A door gives access to Newton Terrace.



**SHOWER ROOM** (2.4m x 2m) Leading off the hallway, here there is a modern white suite and a corner electric shower unit with glass screen. The walls and floor are tiled, there is an extractor fan and a stainless steel towel rail.



**FIRST FLOOR BEDROOM:** (4.5m x 3.8m) On the left of the hallway is a double bedroom with fitted carpet, large windows looking south and glass doors leading to the conservatory.

**CONSERVATORY:** (3m x 2.4m) Here there is a tiled floor, power sockets and lovely views over the town. A glass door opens into the garden where in the corner, there is a large secluded hot tub. A terrace and steps lead down to the driveway.

**BEDROOM 1:** (3.8m x 4.5m) On the second floor with a carpet, TV point and fine views to the south. There is a box room/linen cupboard with window in the adjacent hallway.

**BEDROOMS 2:** (5.5m x 4m) A very spacious bedroom with built in wardrobe, fitted carpet and spectacular views.

**BEDROOMS 3 & 4:** (4.2x3.3m & 3.6x2.8m) One room has carpet, fitted wardrobe and view south, the other has been used for storage and requires redecoration.



**BATHROOM & WC:** Adjacent to bedrooms 3 & 4 is a deep storage cupboard, a bathroom with modern white suite and a shower unit and with an adjacent WC room.



**GARDENS & EXTERIOR:** As its name suggests, Hillside House sits on an elevated corner plot, with a solid stone wall at the rear, which backs onto Newton Terrace. The driveway and gardens are to the front and sides of the property. There is a small terraced garden to the left with the conservatory and hot tub. The area to the front of the house has tarmac for parking and some shrubs. To the right side are lawns, drying green, mature trees and shrubs. The ground floor of the house comprises of two large storage areas without doors, a double garage and a versatile, self contained room with cellar, which could be used as a games room, office or study.



**LOCATION:** This is a quiet residential area but just a short stroll from the town centre with all its shops, restaurants and other services. The River Erict with its riverside walks is nearby and there is access to several country walks leading into the hills. The primary schools, high school, sports centre and Rosemount Golf Courses are just a 5 minute drive. 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. This is a very pretty corner of rural Perthshire and there is an abundance of open countryside to enjoy for walking and cycling. Yet Perth and Dundee Cities are just 20 minutes drive away and Edinburgh approx 1 hour.



**DIRECTIONS:** At the end of Blairgowrie High Street turn left onto Upper Allan Street, then 1st left to James Street. Hillside House is at the top right side after the church. Alternatively, please follow the link on our website.

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.

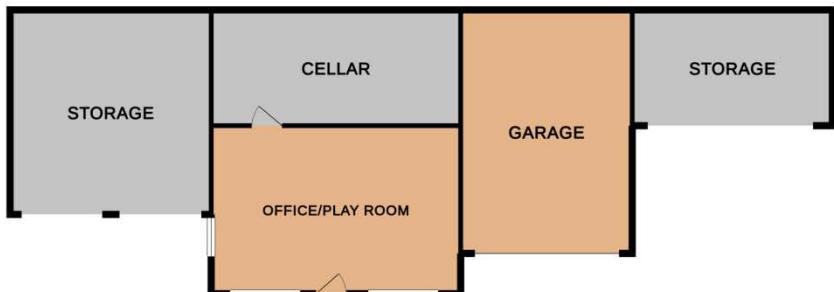


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**Floorplan:**

GROUND FLOOR 1195 sq. ft.  
( 111.0 sq. m. )



1ST FLOOR 1227 sq. ft.  
( 114.0 sq. m. )



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Hillside House, James Street, Blairgowrie

TOTAL FLOOR AREA : 3419 sq. ft. ( 317.6 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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