

property@hodge



40 Poplar Avenue  
Blairgowrie  
PH10 6SR

Offers over  
**£180,000**

Situated within a cul-de-sac in a quiet residential area, close to both primary and secondary schools, this beautifully presented semi-detached villa offers spacious family accommodation with driveway for several cars and a rear garden with a large shed.

The accommodation has been upgraded over the past few years including a new kitchen, bathroom, double glazing and a sun room extension to the rear. The property comprises: entrance hallway with understair storage cupboard, lounge, dining kitchen, sun room, two bedrooms and a family bathroom. The property benefits from gas central heating and double glazing.

Externally the large mono block driveway leads from the front of the property to the rear garden. The rear garden is very well maintained with an area of lawn, shed and seating area.

Early viewing is highly recommended of this lovely home.

**Lounge** 13'1 x 10'10 (3.99 x 3.3)

A good sized room with a large front facing window. Door to kitchen.

**Kitchen** 14'1 x 7'9 (4.29 x 2.36)

Offering views of the rear garden, this recently installed modern kitchen is fitted with a range of base and wall units, integrated gas hob and electric oven. The freestanding appliances include a slim line dishwasher, washing machine and fridge freezer and are all included in the sale. There is ample space for dining furniture. Door giving access to the modern sun room extension.

**Sunroom** 12'5 x 11'7 (3.78 x 3.53)

The extensive sunroom was added a few years ago and enhances the living space of this property. Overlooking the rear garden, with tiled flooring and a side facing access door.

**Master Bedroom** 10'9 x 9'11 (3.28 x 3.02)

With built-in walk in cupboard and a front facing window.

**Bedroom 2** 11'0 x 7'4 (3.35 x 2.24)

Offering views of the rear garden.

**Family Bathroom** 6'3 x 5'5 (1.91 x 1.65)

A modern bathroom fitted with a white w.c., wash hand basin and bath with mains shower over. Heated towel rail. Rear facing opaque window.



- 2 Bedrooms
- Council Tax Band C
- Cul-De-Sac Location
- Dining Kitchen
- Driveway for several cars
- EPC Rating E
- Family Bathroom
- GCH & DG
- Garden
- Large Shed

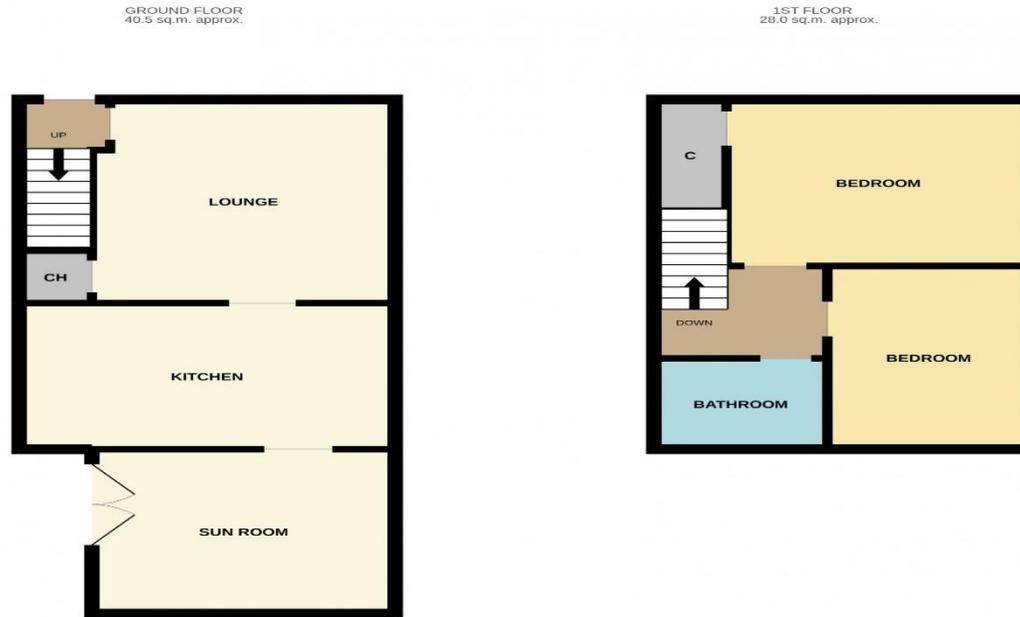
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**Directions:** From Blairgowrie Wellmeadow, travel up Gas Brae and continue straight ahead at the mini roundabout. On reaching the traffic lights, turn right onto Emma Street and continue to the top of this street. Turn left onto Beeches Road and follow the road round into Poplar Avenue. Take the next right leading in to the cul-de-sac where the property can be found on the left.

**Viewing Arrangements:**

**Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment. Alternatively, the Perthshire Solicitors Property Centre will be happy to arrange your viewing, Please telephone 01738 635301**



TOTAL FLOOR AREA : 68.5 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller, agent and agent's office do not warrant or guarantee the accuracy of the floorplan or its use. Measurements are to their own satisfaction and are not to be used as a basis for any claim.

**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 viewing 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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