



## 9 Blairgowrie Road

Higher St Budeaux, Plymouth, PL5 1NP

**Guide Price £270,000**



An exceptionally well presented home arranged over 2 storeys & understood to have been built in 1940s circa Dockyard. The property standing on a generous-sized plot with private parking on a wide space at the front, side access & a good-sized southerly facing low maintenance rear garden with patio, lawn, garden shed & productive apple tree. The property has benefitted from comprehensive upgrading, improvement & refurbishment to bring it up to its present high standard, now a comfortably appointed & welcoming home with contemporary design. The downstairs accommodation comprises hall, spacious through kitchen/dining room, useful utility room, new integrated appliances, new Ideal boiler servicing the central heating & domestic hot water. A useful rear cloakroom/wc, under-stairs storage area. Dual aspect lounge. At first floor level a landing giving access to 3 bedrooms, 2 being good-sized double rooms & a well appointed family bathroom/wc. No onward chain.





BLAIRGOWRIE ROAD, HIGHER ST BUDEAUX, PLYMOUTH, PL5

LOCATION

Set in in this relatively quiet cul-de-sac on the preferable side of the street with a southerly facing rear garden & long views from the rear looking across toward Cornwall & the River Tamar in the distance.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Staircase to first floor.

LOUNGE 16'10 x 10'11 maximum (5.13m x 3.33m maximum)

Fireplace with Woodford 5kw log burner stove. Built-in storage to either side of the chimney breast. Windows to the front & rear.

KITCHEN/DINING ROOM 11' x 8'7 (3.35m x 2.62m)

Windows to the front & side. Newly fitted with excellent storage. Integrated appliances including Lamona 4 ring gas hob with extractor hood over & electric oven under.

UTILITY 9'10 x 5'4 floor area (3.00m x 1.63m floor area)

Similarly fitted with integrated appliances including automatic washing machine, dishwasher, contemporary Belfast style sink with mixer tap & cupboard housing the Ideal gas fired boiler servicing the central heating & domestic hot water. Useful under-stairs storage area.

WC

White wc & wash hand basin.

FIRST FLOOR

LANDING

Window to the rear with long views.

BEDROOM ONE 11' x 9'10 minimum (3.35m x 3.00m minimum)

Built-in wardrobe. Recessed display area.

BEDROOM TWO 9'7 x 8'11 (2.92m x 2.72m )

Window to the front.

BEDROOM THREE 6'10 x 5'8 (2.08m x 1.73m )

Window to the rear with long views.

BATHROOM

Quality white suite comprising bath with mixer tap & thermostatic shower over, wc & vanity wash hand basin.

EXTERNALLY

WIDE PRIVATE PARKING SPACE TO THE FRONT

FRONT GARDEN

SIDE ACCESS

ENCLOSED LOW MAINTENANCE REAR GARDEN

PATIO, LAWN, GARDEN SHED & APPLE TREE

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES PLYMOUTH

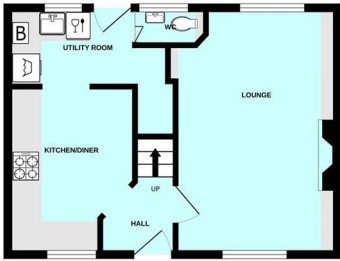
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

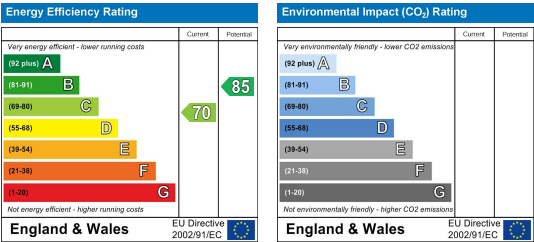
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.