



## 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 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

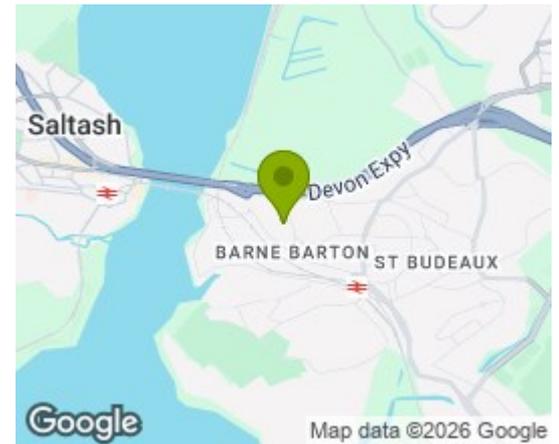
Plymouth City Council

Council Tax Band: B

#### SERVICES PLYMOUTH

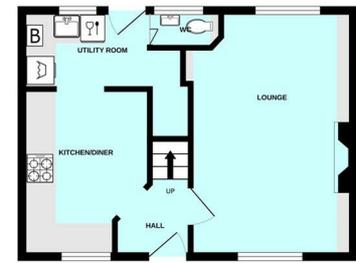
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



## Floor Plans

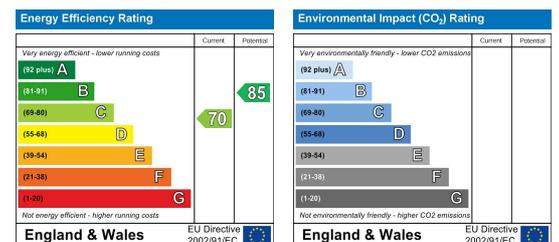
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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