

The Property Shop Blairgowrie

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We are delighted to offer for sale this very spacious ground floor flat. The accommodation is well presented and maintains many original features; located close to the town centre this super property would make an ideal first time buy/buy-to-let. Viewing is highly recommended.

- **Hallway**
- **Open plan kitchen/living room**
- **Two bedrooms**
- **Bathroom**
- **Excellent storage**
- **Electric heating & Double glazing**
- **Private entrance**
- **EPC : C**

Offers Over £82,000

6a Jessie Street Blairgowrie PH10 6BT



Accommodation:

The property is entered via its own front door leading into the hallway.

Hallway

A welcoming space, which is carpeted and has excellent storage by way of two built in cupboards, both have shelving. Access to all accommodation is from here.

Kitchen/living room : 29'05 x 9'08

A large open plan area divided into a living room and kitchen. At one end is the kitchen, which has a wood effect laminate floor, and a good selection of modern wall and base units, there is a breakfast bar, induction hob with overhead extractor fan and an electric oven. There is a stainless steel sink and drainer and plumbing for a washing machine. The living area is carpeted and a large window at one end looking to the front and provides lots of natural light, throughout the flat wonderful high ceilings create a spacious feel to all rooms.

Bathroom: 7'11 x 6'08

Modern almond coloured bathroom suite comprising of a hand basin, WC and bath with shower screen and overhead electric shower plus chrome heated towel rail. Tile effect lino flooring.

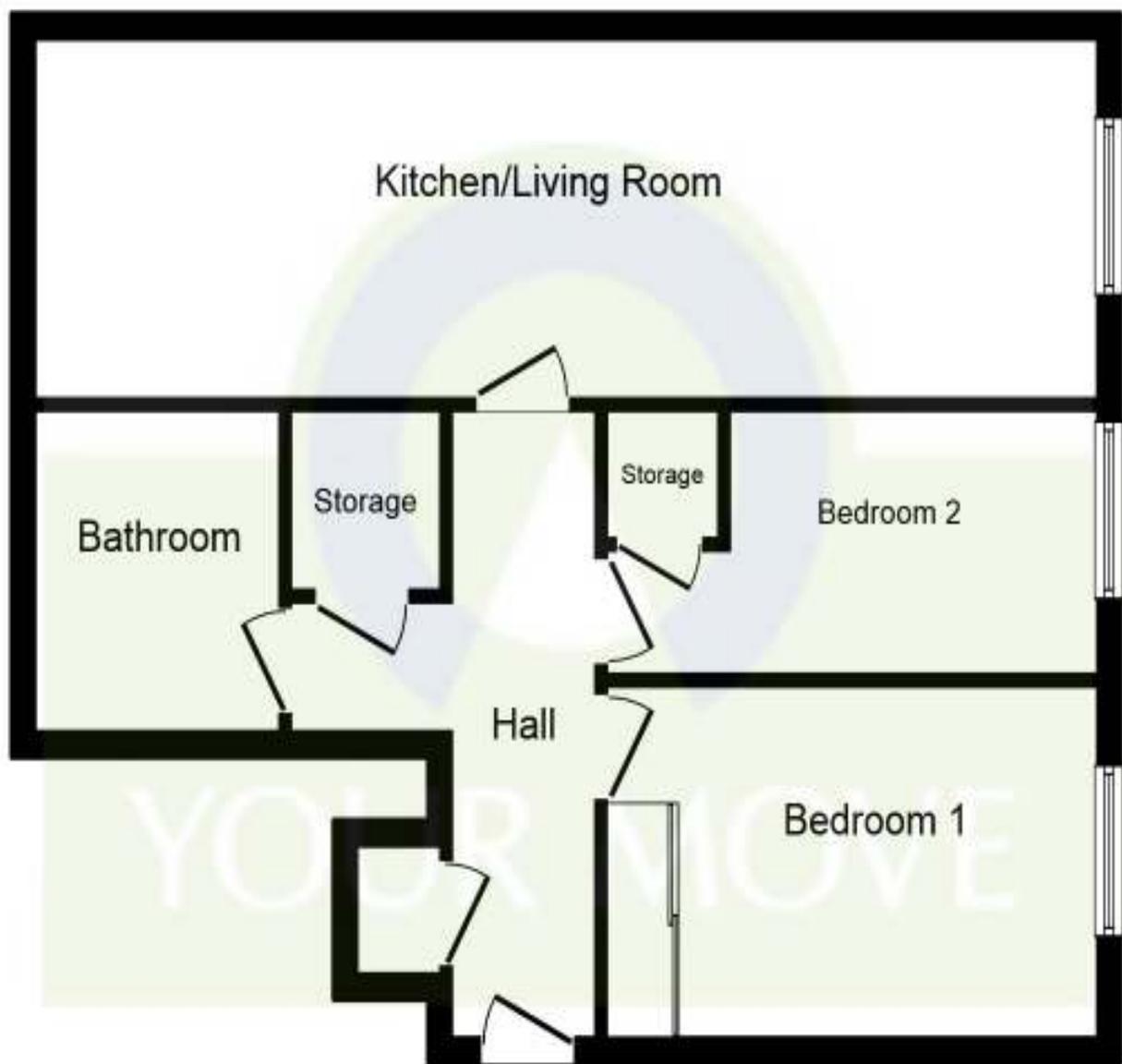
Bedroom one: 13'07 x 8'07

Good sized double bedroom with a large window looking to the front. The room is carpeted and has a built in double wardrobe with mirrored sliding doors, hanging rail and shelves.

Bedroom two: 13'07 x 6'05

Another good sized room with a window looking to the front and a built in wardrobe with a hanging rail and shelf.





Floor Plan

Not to scale. Illustrative only.

Location

The property is situated close to the centre of Blairgowrie, where all local amenities may be found. It is well placed for primary and secondary schools as well as health and leisure centers, shops and restaurants. The location offers excellent commuting links to the nearby cities of both Perth and Dundee, which offer an abundance of business, retail and leisure opportunities, both within half an hours drive with regular bus service available

Directions

Entering Blairgowrie on the A93 Perth Road head towards the town centre turn right into Jessie Street, the property is easily found a little way down on the left hand side in a small courtyard.

Entry By arrangement with the vendor

Viewing By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie
Tel: 01250 875050
E-mail: property@robertson-black.co.uk

Price Offers Over £82,000

Council Tax B

EPC Rating C

Ref MT/SJH

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 a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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