

The Property Shop Blairgowrie

A & R Robertson & Black, W.S.,
38 Allan Street, Blairgowrie, PH10 6AD
Tel: 01250 875050

Web: www.robertson-black.co.uk
E: property@robertson-black.co.uk

40a High Street, Blairgowrie PH10 6DA



A super opportunity to purchase this spacious three bedroom first floor flat located in Blairgowrie town centre.

OFFERS OVER £65,000
Home Report £80,000

- **First Floor Flat**
- **Hallway**
- **Spacious Living Room**
- **Kitchen / Diner**
- **Three Double Bedrooms**
- **Shower Room**
- **Shared Garden**
- **Bin Store**



This deceptively spacious first floor flat is located on the main High street in the Perthshire town of Blairgowrie, where local amenities may be found including health centres, shops, banks and restaurants, plus excellent transport links to both Perth and Dundee.

The property offers bright and spacious accommodation over one level, and is accessed via a concrete staircase.

The flats private front door leads into a small vestibule which in turn leads into the carpeted hallway.

A very spacious kitchen / diner is positioned overlooking the back. The room has a good selection of wall and base units, a stainless steel sink and drainer, plus two useful built in cupboards, one housing the fuse box. There is plenty of space for table and chairs and two windows allow plenty of natural light to flood in. A generous Living room is positioned at the front, is carpeted and has a shelved alcove.

The Flat has a total of three excellent sized bedrooms, the rooms are carpeted with storage in each.

A family Shower Room completes the accommodation and comprises of a corner shower cubicle with electric shower, WC and hand basin.

A shared garden is situated in front of the flat, with a bin store located below the stairwell.

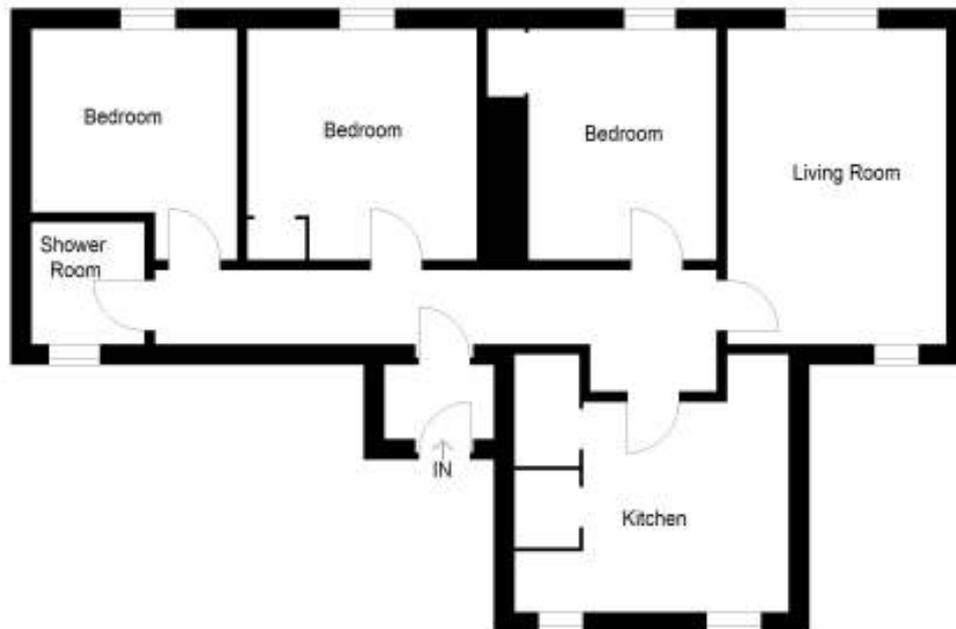
Measurements

Living Room	15'01 x 10'05 (4.57m x 3.06m)
Kitchen /Diner	13'01 x 12'04 (3.96m x 3.67m)
Bedroom One	11'03 x 11'00 (3.36m x 3.35m)
Bedroom Two	11'03' x 9'00 (3.36m x 2.74m)
Bedroom Three	11'03 x 9'00 (3.36m x 2.74m)
Shower Room	7'05 x 4'01 (2.15m x 1.22m)



Directions :

Entering Blairgowrie on the main Perth Road A93 , follow the road through the town centre. The flat is located on the right above shops almost opposite Bank Street. Access is via a black door on the main street .



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 £65,000
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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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