

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



**A superb opportunity to purchase this unique and
beautifully presented studio flat.**



- **Ground Floor Open plan Studio**
- **Vestibule**
- **Fully Fitted Kitchen**
- **Shower Room**
- **Completely refurbished**
- **Shared Drying Green**
- **Residents Parking**
- **Electric Heating**
- **Double Glazing**
- **EPC Rating : C**

**2 Old Mill
Bridge Of Earn
Perth
PH2 9SZ**

OFFERS AROUND £55,000

This modern stylish ground floor studio flat has been completely refurbished and redecorated to a very high standard. Located in the popular village of The Bridge Of Earn, where a range of local amenities may be found including a health centre, shops and a primary school may be found , further amenities are found just four miles South in the city of Perth. The location offers an excellent opportunity for the commuter to Perth, Dundee and Edinburgh as the access to the M90 is just a short drive away.

This unique flat is accessed via its private front door, which leads into a useful carpeted vestibule. The flat offers open plan accommodation over one level and has been thoughtfully decorated, producing a stylish and modern room with the feeling of space.

At one side and clearly defined is the kitchen where there are plenty of wall and base units, a stainless steel sink, washing machine, plus an island housing an electric hob and oven, adjacent to this is the living room , which has two windows allowing plenty of natural light into the room.

An alcove area tucked away is used as the bedroom and is positioned just off from the kitchen, double wardrobes may be found here along with an extra storage cupboard housing the water tank.

A modern shower room completes the accommodation and comprises of a shower cubicle with wet wall and shower WC and hand basin.

Wood effect laminate flows throughout.

Outside :

To the rear of the property is a residents car park, shared drying green and bin store.

Viewing is highly recommended to fully appreciate the high standard of décor on offer in this super flat. A perfect first time buy or stylish holiday let.

Measurements

Living / Kitchen	27'23	x	14'02	(8.39m x 4.33m)
/ Bedroom				
Shower Room	7'11	x	5'03	(2.16m x 1.53m)

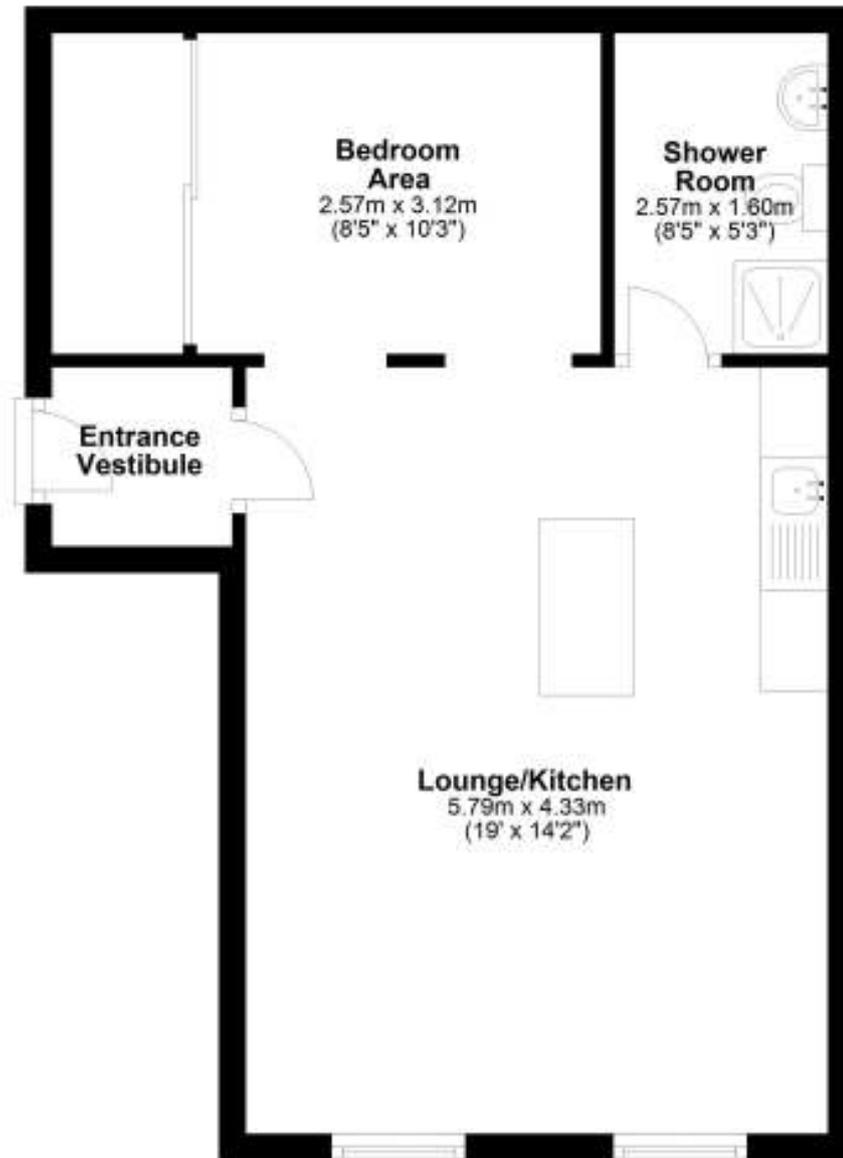




Not to scale illustrative only

Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 42.5 sq. metres (457.3 sq. feet)

Directions ;

Entering The Bridge of Allan from the M90 , head along the A912 – Edinburgh Road towards the town centre , the property is easily found a short distance along on the right hand side .

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
**Owner may be called directly in non office hours for viewing
appointments 07923636933**

PRICE OFFERS AROUND £55,000
EPC C **Ref** MT

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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Perthshire Prestigious Properties Limited
Perthshire Agricultural Properties Limited
Principal office: Bank Street, Blairgowrie, PH10 6DE
Tel: 01250 872043 Fax: 01250 875485
Email: admin@robertson-black.co.uk
DX: 531150 Blairgowrie LP4, Blairgowrie



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