



lindsays

31 Riverside Park,
Blairgowrie, PH10 6GB

"Spacious two bedroom apartment in desirable location"

- Hallway
- Kitchen
- Open Plan Lounge/Dining
- Bathroom
- Primary Bedroom with Ensuite
- Additional Double Bedroom
- Communal Gardens
- Residents Parking

EPC Rating B

OFFERS OVER £130,000



Description

Lindsays are delighted to bring to the market this spacious and well-proportioned second-floor apartment, located in a sought-after residential development within Blairgowrie. The property enjoys direct access to the beautiful riverside walks along the River Ericht while being only a few minutes' walk from the town centre and its excellent local amenities.

The accommodation begins with a welcoming hallway offering two storage cupboards. The lounge and dining area is bright and spacious, with sliding patio doors opening onto a balcony, providing a lovely outlook. The kitchen is located directly off the lounge and is fully fitted. There are two double bedrooms; the primary bedroom is a generous size and benefits from a large separate dressing room and a modern en-suite shower. The second bedroom is also generously proportioned. Completing the internal layout is a modern three piece family bathroom.

Externally, the property benefits from private residents' parking and access to shared gardens. There is a secure entry system for added peace of mind. Heating and hot water are provided by a gas central heating system, and the home is fully double glazed. Included in the sale are floor coverings, light fittings and blinds where fitted.

This property would make an ideal home for a first-time buyer, professional couple, holiday retreat, or buy-to-let investment. The communal areas, gardens, and internal stairwells are maintained by a factor, with a quarterly fee of approximately £150 to £170.

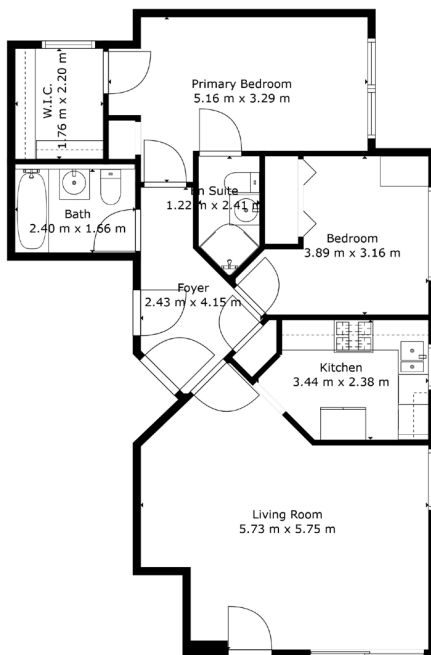
Area

Blairgowrie is a picturesque market town nestled on the banks of the River Ericht.

The bustling town boasts a good array of local specialist shops, cafes, restaurants, hotels, schools and many leisure pursuits including the fabulous Rosemount golf club, fishing, shooting and hill walking which includes the wonderful Ceteran Trail. The popular ski resort of Glenshee lies just half an hour north of the town. Edinburgh, Glasgow and Aberdeen are within 1.5 hours travelling distance by car with Dundee only 35 minutes away with all the amenities of a major city.

Viewing

By appointment through Lindsays on 01738 630222 or perthproperty@lindsays.co.uk



TOTAL: 76 m²
FLOOR 1: 76 m²
EXCLUDED AREAS: WALLS: 7 m²

Illustration Purposes Only.



T: 01738 630222 E: perthproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.