

MILLER GERRARD

Solicitors and Estate Agents



**35 ARTHUR STREET
BLAIRGOWRIE
PH10 6PF**

**OFFERS OVER
£155,000**



**EPC RATING 'C'
COUNCIL TAX BAND 'B'**

A spacious and versatile four-bedroom mid-terrace family home at 35 Arthur Street, Blairgowrie, featuring a private front driveway, visitor parking bays, gas central heating, a ground-floor family bathroom, an en-suite WC, and an attic conversion.

35 Arthur Street, Blairgowrie, PH10 6PF

Key Features

Property Type: Mid-terrace villa arranged across three levels

Heating: Mains gas central heating

Parking: Private front driveway providing off-street parking, complemented by shared visitor parking

Bedrooms: 4 well-proportioned bedrooms, including a bright attic conversion

Bathrooms: Ground-floor family bathroom, plus a private en-suite WC serving an upper bedroom

Outdoor Space: Enclosed rear garden with a raised patio terrace and timber garden shed

Location: Popular residential area within walking distance of central Blairgowrie and local schools

Overview

Offering generous and flexible family accommodation, 35 Arthur Street is an attractive mid-terraced home situated in an established residential pocket of Blairgowrie. Enhanced by a thoughtful attic conversion, the layout extends across three versatile floors to provide four practical bedrooms. Complete with gas central heating, a private front driveway and shared visitor parking, it represents an ideal purchase for growing families, first-time buyers needing extra space or those seeking dedicated work-from-home areas.

Accommodation

Ground Floor: The front entrance opens into a hallway connecting to a comfortable, bright lounge. Positioned on this level is the main family bathroom, offering easy accessibility from the main living quarters. Completing the ground floor is a fitted kitchen and dining space with ample cabinetry, worktop space and direct access out to the rear garden.

First Floor: The landing leads to three good-sized bedrooms. One of the bedrooms benefits from a private en-suite WC, providing practical convenience during busy morning routines.

Second Floor (Attic Conversion): A fixed staircase ascends to the converted loft level, which forms a bright and airy fourth bedroom. Illuminated by natural light from velux windows, this space makes an excellent principal bedroom, teenager's retreat or quiet home study.

Exterior & Parking

Front Driveway & Parking: The property features a private driveway to the front, ensuring convenient, dedicated off-street vehicle parking right at your doorstep. Nearby visitor parking bays accommodate visiting friends and family.

Rear Garden: The enclosed rear garden is landscaped for easy upkeep, highlighting a generous raised patio terrace suited for outdoor furniture, al fresco dining and barbecues.

Garden Shed: A timber shed provides secure, weatherproof storage for garden equipment, tools and bicycles.

Location

Centrally positioned in Blairgowrie, the home sits within easy reach of local shops, cafes, supermarkets and everyday amenities. Local educational options including **Newhill Primary School** and **Blairgowrie High School** are close by. In addition, well-serviced bus links and road connections make commuting into Perth and Dundee straightforward.

















Ground Floor



First Floor



Second Floor

Total floor area: 110.9 sq m (1,194 sq ft)

ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.71 X 4.06	KITCHEN	4.25 X 3.01
BATHROOM	2.30 X 1.70	BEDROOM 1	4.39 X 3.34
BEDROOM 2	2.77 X 2.65	BEDROOM 3	3.83 X 3.11
ATTIC ROOM	5.22 X 2.31		

MILLER GERRARD

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE