

69 West George Street

BLAIRGOWRIE, PERTSHIRE, PH10 6DZ



*Superb ground floor flat, it has been well maintained
and is in excellent condition throughout*



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69 West George Street is a superb ground floor flat, it has been well maintained and is in excellent condition throughout. The property offers spacious and flexible accommodation and has excellent storage.

THE LOUNGE



The property is accessed from its own front door. The vestibule provides access to all rooms, while still having a decent amount of floor space for small furnishings.

The lounge features front-facing views and has enough space for two large sofas.

THE KITCHEN



The spacious modern kitchen can be found to the rear of the property. The kitchen features multiple wall and base mounted storage units, a modern work surface, an electric hob and space for a washing machine.





The modern and stylish bathroom, which features a basin, toilet and a shower over the bath.

The property is completed by two good sized bedrooms, with bedroom one being a double.

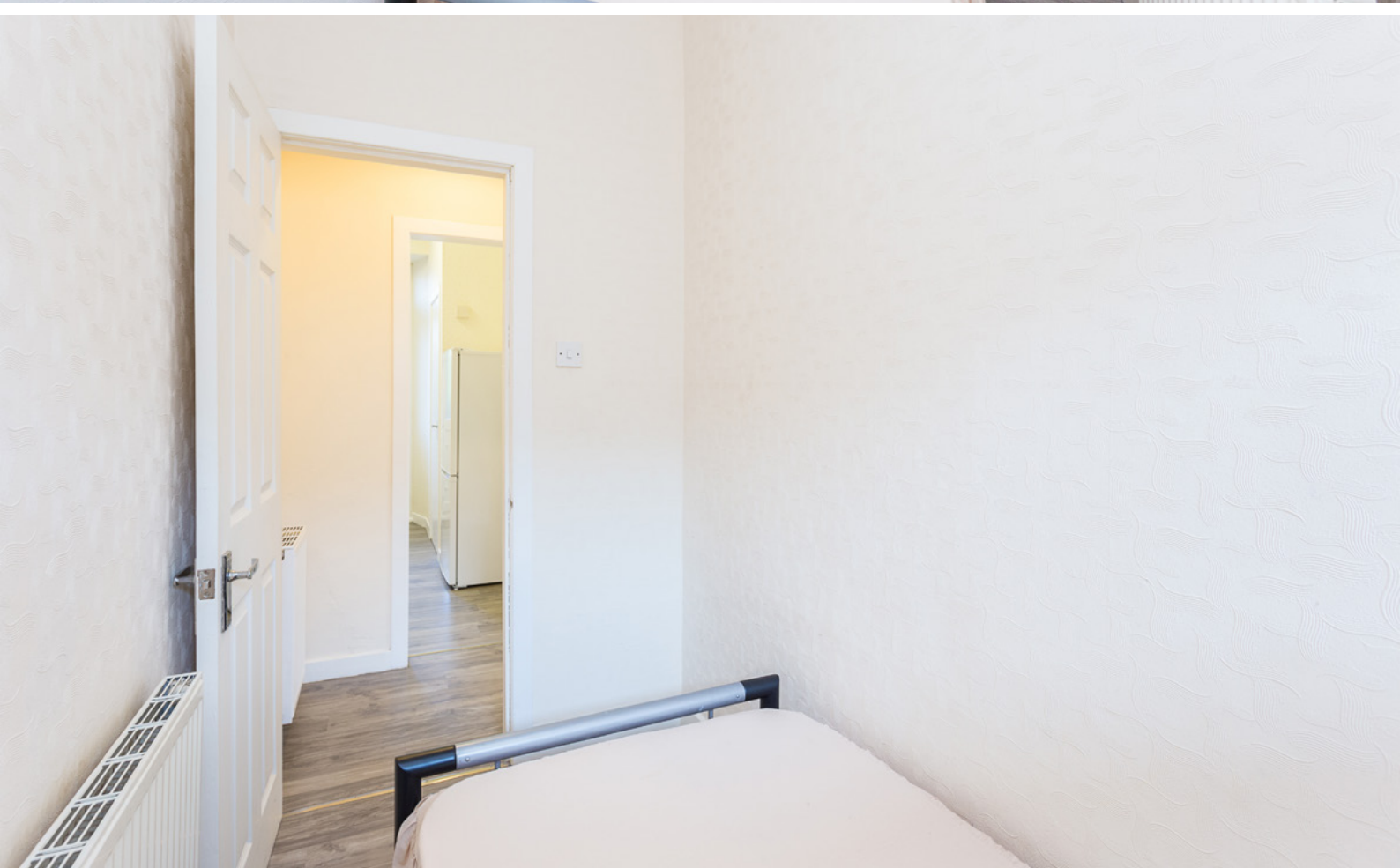
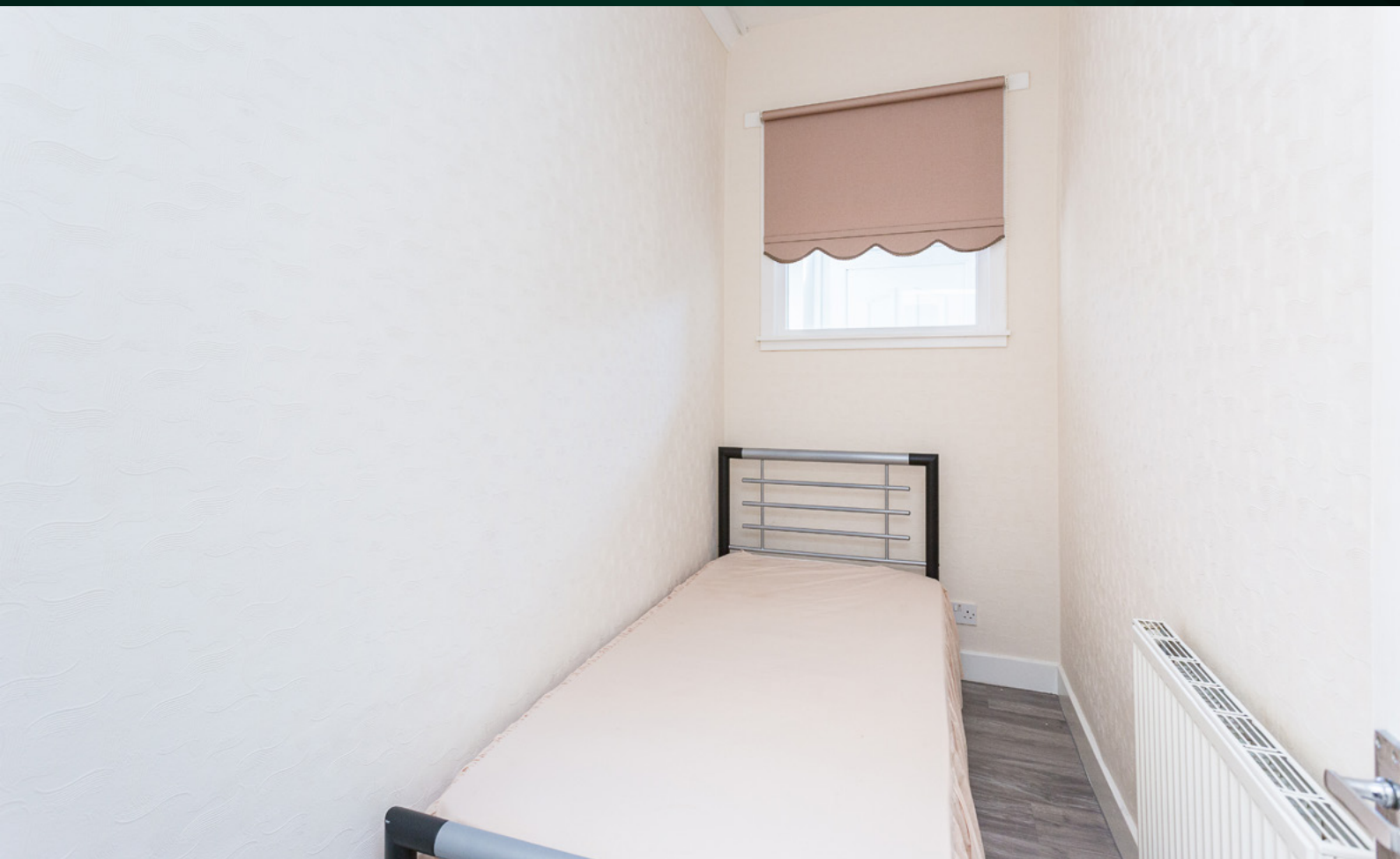
THE BATHROOM



BEDROOM 1



BEDROOM 2

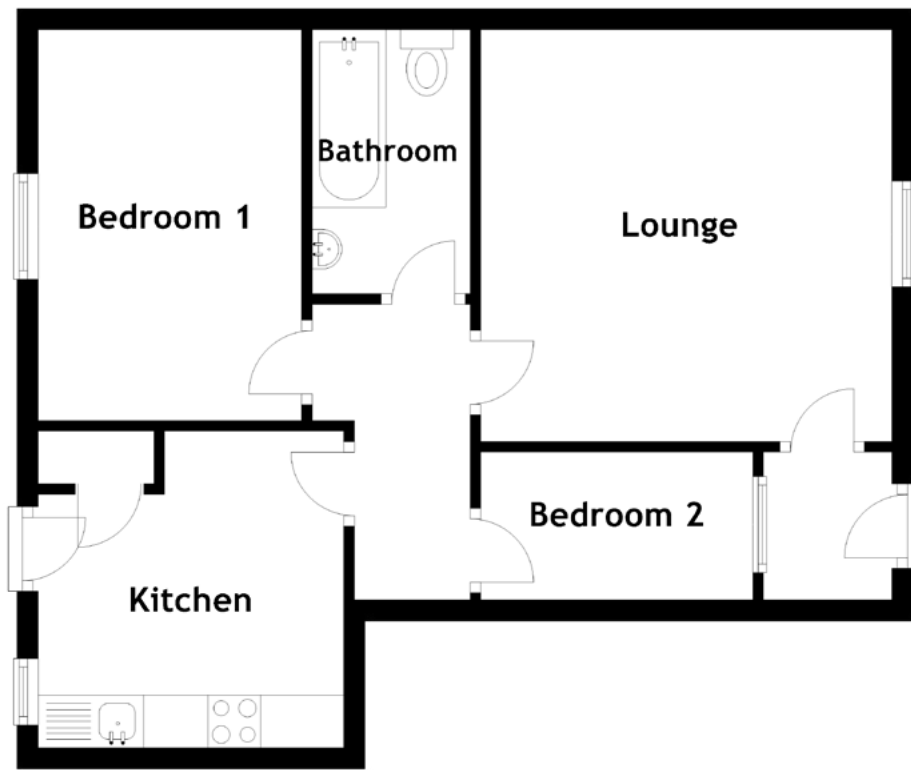


The property further benefits from gas central heating and double glazing and parking to the rear.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



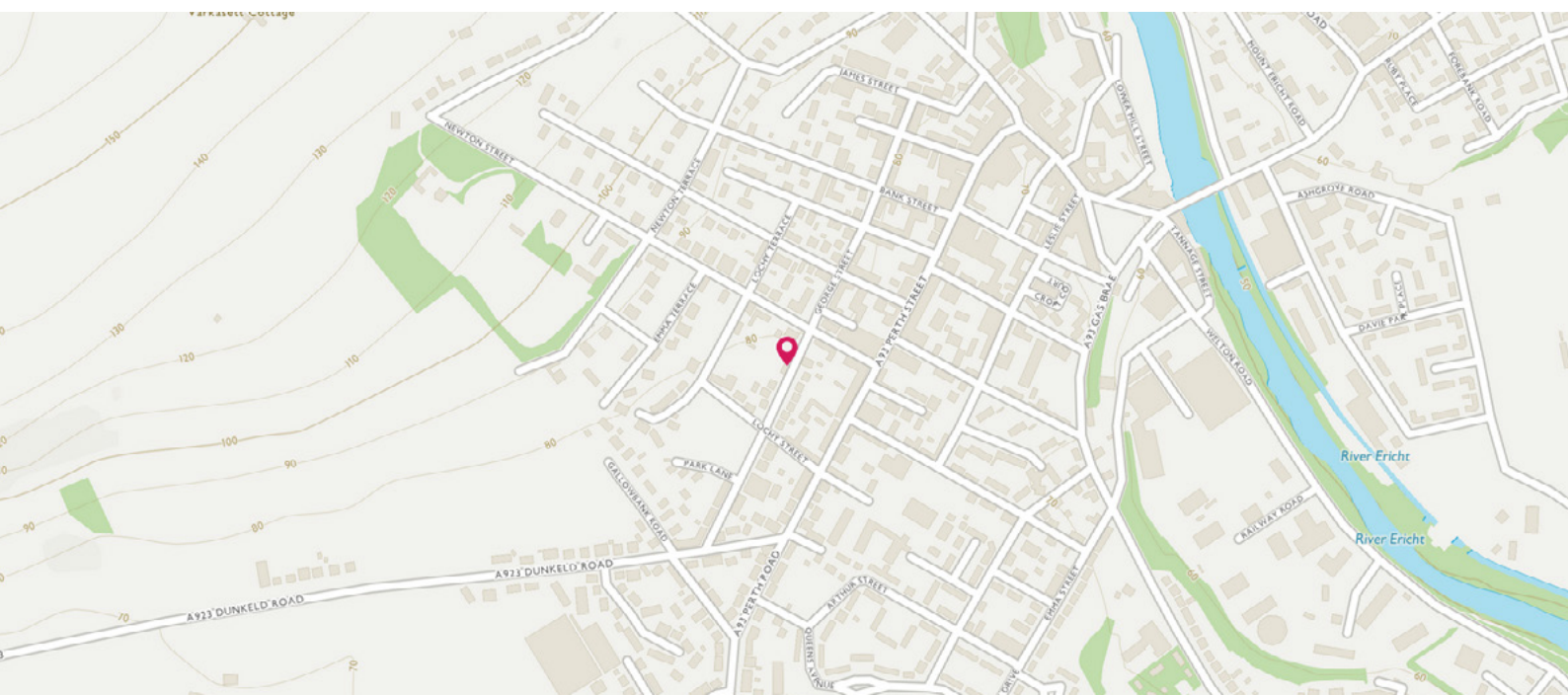
Approximate Dimensions (Taken from the widest point)

| | |
|-----------|---------------------------------|
| Lounge | 3.90m (12'10") x 3.90m (12'10") |
| Kitchen | 3.00m (9'10") x 2.90m (9'6") |
| Bedroom 1 | 3.70m (12'2") x 2.50m (8'2") |
| Bedroom 2 | 2.90m (9'6") x 1.40m (4'7") |
| Bathroom | 2.50m (8'2") x 1.50m (4'11") |

Gross internal floor area (m²): 48m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings and window dressings.



THE LOCATION

The town of Blairgowrie has a variety of local amenities including shops, cafes, Tesco superstore, hardware store, restaurants, cottage hospital, primary and secondary schools and for the outdoor enthusiasts golf and fishing are just a few leisure activities. The Queen also drives through Blairgowrie every year for the Christmas period to Balmoral Castle where groups of locals await to greet.





There is also a selection of private schools in the area including Dundee High School, Strathallan, St Leonards, Kilgraston, Craigclowan and Glenalmond College, all of which are within an easy driving distance of the property.

This is an unspoiled and extremely beautiful part of Scotland. The location also allows for easy access to the Perthshire area which combines an excellent variety of sport with magnificent scenery, cultural attractions, varied leisure pursuits and productive farms and woodlands. The area is steeped in history and beauty and has a strong all year tourist base.



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