



THIS DELIGHTFUL THREE-BEDROOM DETACHED HOUSE EXUDES CHARACTER AND CHARM



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Nestled near the bustling high street of Blairgowrie, this delightful three-bedroom detached house exudes character and charm, offering a versatile layout to suit various lifestyles. Upon entering, you're greeted by a sense of warmth and homeliness that permeates every corner of this inviting abode.

The accommodation boasts a plethora of living spaces, allowing for flexible arrangements to meet your needs. Currently configured with a dining room, living room, and a modern fitted kitchen, the property also features a utility room cleverly tucked under the stairs for added convenience. A bright and airy sun room provides the perfect spot for relaxation or entertaining, offering a seamless connection to the outdoor spaces.

The Property



Dining Room





The Kitchen







The family three-piece modern bathroom on the ground floor ensures practicality, while a garage, currently utilised as a bedroom, offers additional versatility in usage.





Garage Room

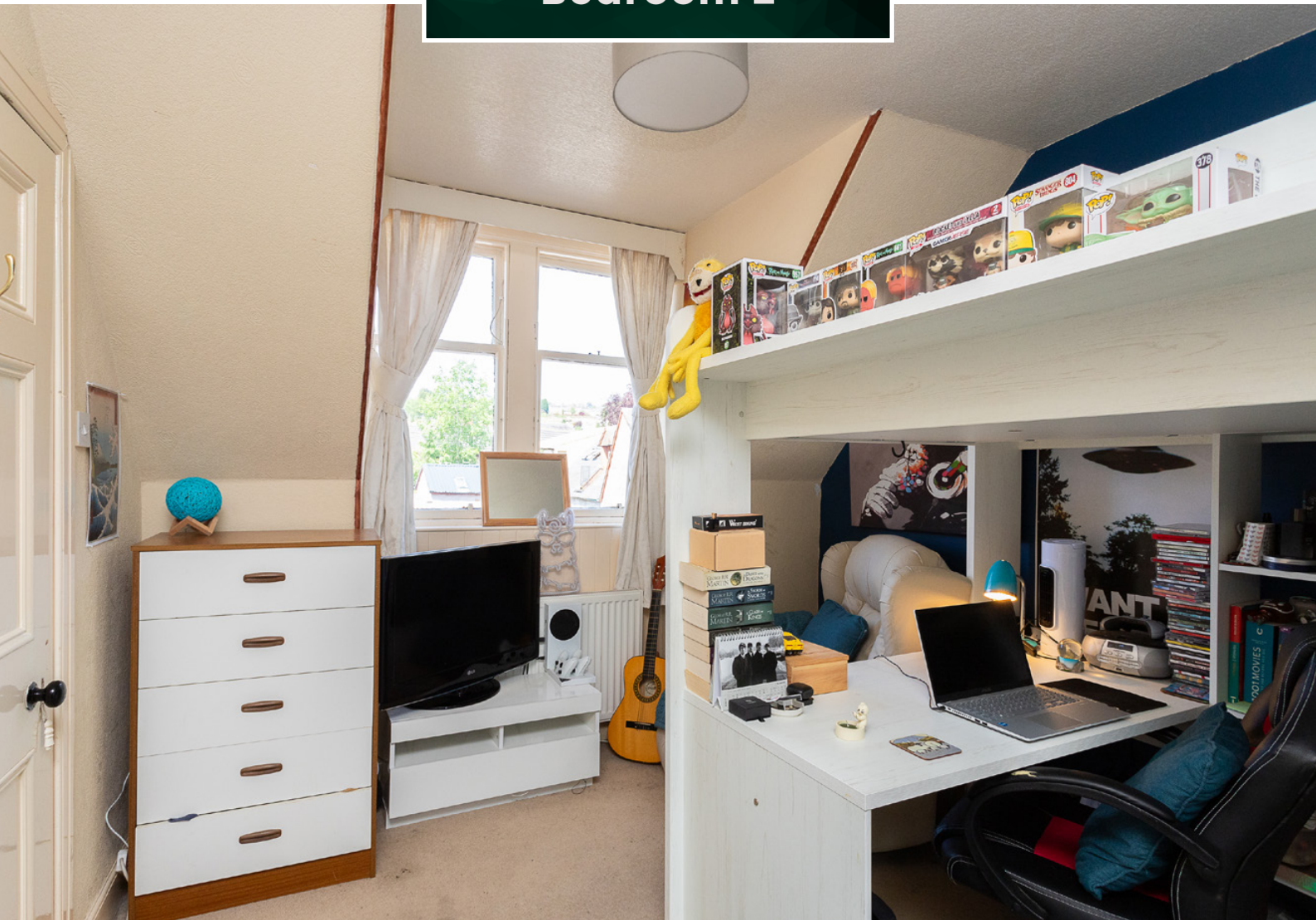


Venturing upstairs, you'll find a bathroom and two generously sized double bedrooms, each adorned with ample storage space to accommodate your belongings. The potential to convert the dining room into a fourth bedroom presents an opportunity to tailor the layout to your specific requirements, further enhancing the adaptability of this charming home.

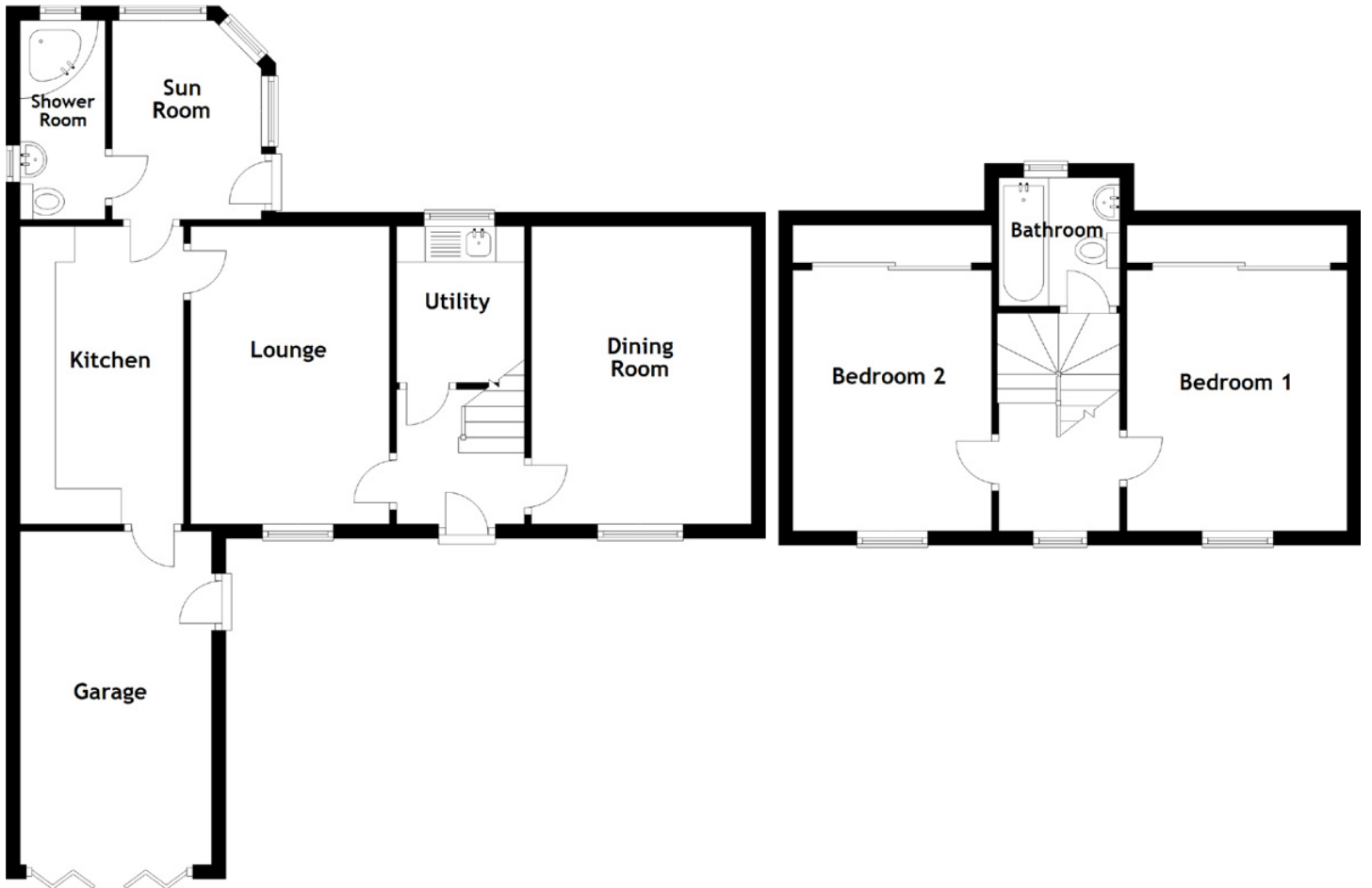
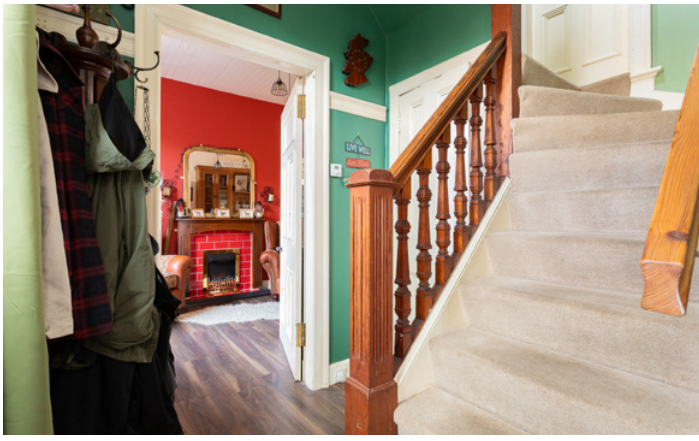




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 2.80m (9'2")
Dining Room	4.20m (13'9") x 3.10m (10'2")
Kitchen	4.20m (13'9") x 2.30m (7'7")
Sun Room	2.80m (9'2") x 2.10m (6'11")
Utility	2.20m (7'3") x 1.80m (5'11")
Shower Room	2.80m (9'2") x 1.20m (3'11")
Garage	4.70m (15'5") x 2.70m (8'10")

Bedroom 1	3.80m (12'5") x 3.10m (10'2")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 86m²

EPC Rating: E



Outside, the well-stocked rear garden beckons with its lush greenery and outbuildings, providing opportunities for gardening enthusiasts or outdoor activities in a fully enclosed space. To the front, a mature garden welcomes you with its tranquillity, while a pathway leads to the front door and a driveway offers parking for a vehicle, ensuring convenience for residents and guests alike.



With its prime location, versatile layout, and abundance of character, this enchanting property presents an exceptional opportunity to create your ideal home in the heart of Blairgowrie.

An internal inspection is highly recommended to fully appreciate the charm and potential that this unique residence has to offer.

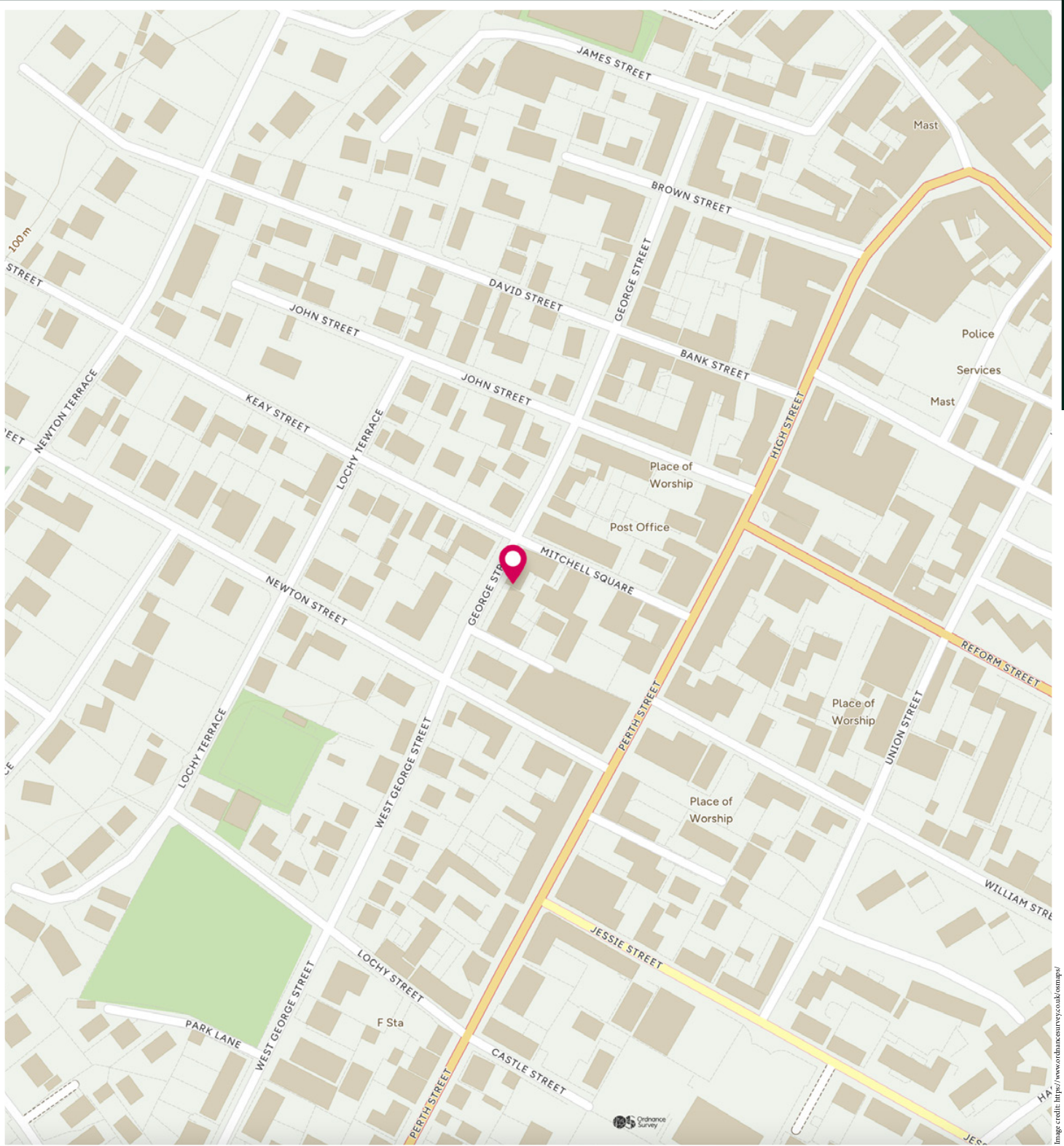


Blairgowrie's main feature and centrepiece is the Wellmeadow, a grassy area in the middle of town which hosts regular markets and outdoor entertainment. Other parks include Rattray's Davie Park, Blairgowrie's JJ Coupar Sports Ground and Lochy Park. Live Active Blairgowrie is a council funded recreation centre in Beeches Road. This excellent facility provides training and sports facilities and a swimming pool. The main supermarket is Tesco, supplemented by a Co-Operative store which incorporates the Post Office. The main shopping streets are High Street, Allan Street, and the Wellmeadow, where there are an array of independent shops.

Stagecoach Strathtay provide all the bus services to and from Blairgowrie with routes to Perth, Dundee, Alyth, Coupar Angus, Dunked, Aberfeldy, Kirkmichael and Glenshee as well as a circular town service. The nearest railway station is Perth and there are airports at Dundee and Edinburgh.

There are three primary schools, Rattray Primary School, St. Stephen's RC Primary School, Newhill Primary School. The local high school is Blairgowrie High School.





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