



28c High Street, Blairgowrie, PH10 6ET



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ESTATE & LETTINGS AGENTS

Offers Over £62,000



We are delighted to bring to the market this **FIRST FLOOR ONE BEDROOM FLAT** entered via a secure entry system and situated with the Blairgowrie town centre.

The accommodation comprises of Spacious Entrance Hall, Bright Lounge, Breakfasting Kitchen, Double Bedroom and Bathroom. There is double glazing and electric heating throughout. The property is currently tenanted and is being sold with a sitting tenant. The rental income is currently £385.00 per calendar month. EPC RATING D.

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets. There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland. To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.

This property is being sold as a single unit however there are two further properties within the block which are also currently on the market and can be sold as a portfolio if preferred.

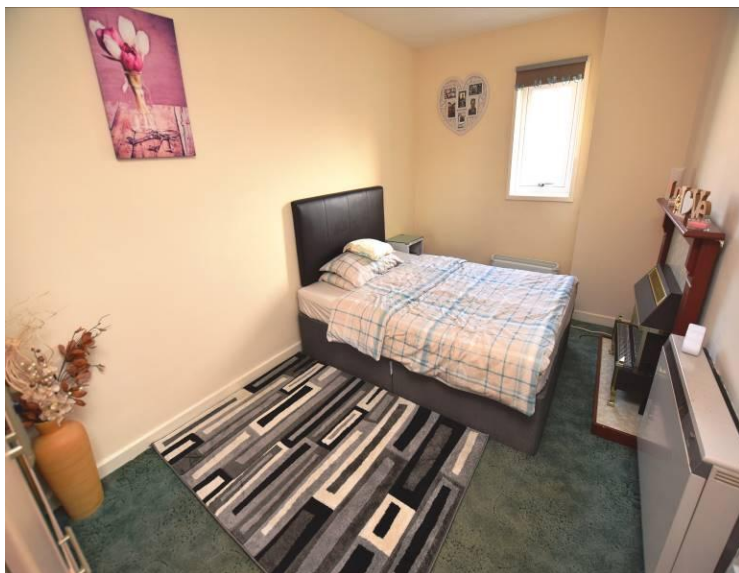
The entrance to the property is shared with the three properties and the commercial butcher premises on the ground floor and is exceptionally well maintained. Early viewing is highly recommended.

ENTRANCE HALL

11' 8" x 6' 10" (3.56m x 2.08m) A spacious and welcoming hall providing access to all accommodation. Large storage cupboard housing electric meter and hot water tank. Laminate floor covering. Electric Dimplex heater.

LOUNGE

15' 2" x 10' 8" (4.62m x 3.25m) A very bright and spacious public room with dual aspect window to the side and rear. Electric Dimplex heater. Carpet.



BREAKFASTING KITCHEN

11' 1" x 6' 9" (3.38m x 2.06m) Fitted with a range of wall and base units in white with contrasting work surfaces and tiling between. Stainless steel sink and drainer unit. Tiled effect floor covering. Window to the rear. All appliances are included in the sale.

BEDROOM

14' 8" x 8' 4" (4.47m x 2.54m) A spacious double bedroom with window to the rear. Electric heater. Carpet. Ample space for a range of free-standing furniture.

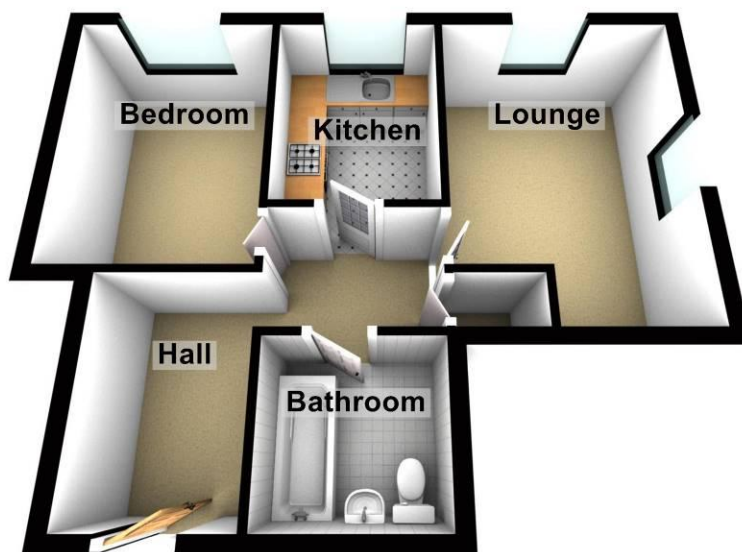
BATHROOM

7' 3" x 6' 7" (2.21m x 2.01m) Fitted with a white suite comprising W.C., pedestal wash hand basin and bath with shower over. There is partial tiling to the walls. Laminate floor covering.





Ground Floor



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