



28A High Street, Blairgowrie, Perthshire, PH10 6ET



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Offers Over £67,000



We are delighted to bring to the market this well presented ONE BEDROOM PLUS BOX ROOM FIRST FLOOR FLAT situated within Blairgowrie town centre.

The property offers well proportioned accommodation comprising of Entrance Hall, Lounge, Dining Kitchen, Double Bedroom, Bathroom and Box Room. There is electric heating and double glazing throughout. The property is currently tenanted and will be sold with the sitting tenant. There are two further properties within the building which are also available for sale. EPC RATING D.

The building is entered via a secure entry door system and the communal areas are very well maintained and shared with the butcher premises below. Parking is available on-street around the property and there is a car park to the rear. The current rent for this particular property is £375.00 per calendar month.

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 will appeal to investors and early viewing is highly recommended to appreciate the well maintained accommodation on offer.

ENTRANCE HALL

16' 4" at widest x 7' 4" at widest (4.98m x 2.24m) Providing access to all accommodation. Dimplex electric heater. Carpet. Large walk-in cupboard housing the electric meter and hot water tank.

DINING KITCHEN

11' 7" x 8' 0" (3.53m x 2.44m) A spacious room fitted with a range of wall and base units with contrasting work surfaces and tiling between. Stainless steel sink and drainer unit. Velux window. Space for washing machine and fridge/freezer. Vinyl floor covering. Telephone point.

LOUNGE

15' 2" x 12' 4" (4.62m x 3.76m) Well proportioned public room with two windows to the front. Carpet. Storage heater.

BEDROOM

13' 1" x 8' 1" (3.99m x 2.46m) A spacious double bedroom with window to the front. Carpet. Dimplex electric heater.



BOXROOM

8' 9" x 8' 1" (2.67m x 2.46m) This is a spacious and versatile room which is currently utilised as a walk-in wardrobe but would make an excellent home office or study. Carpet. Panel electric heater.

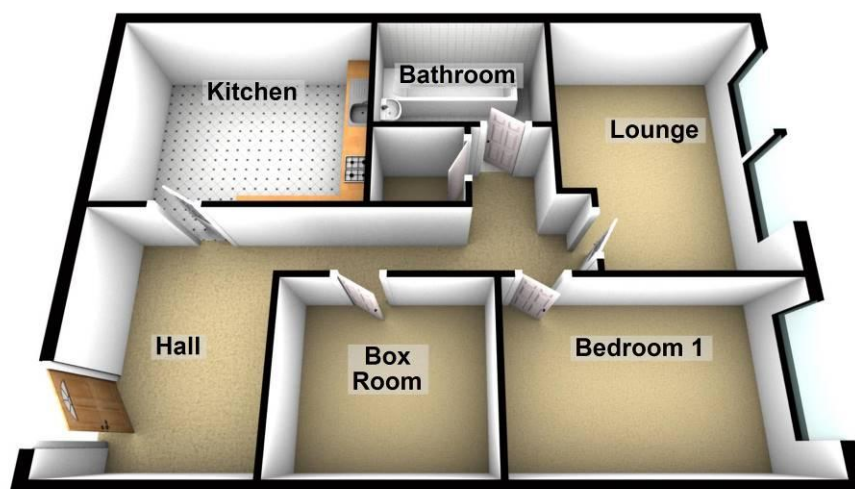
BATHROOM

12' 4" x 7' 1" (3.76m x 2.16m) Fitted with a white suite comprising W.C., wash hand basin enclosed within vanity unit and bath with shower over. There is partial tiling to the walls. Vinyl floor covering. Hatch providing access to the attic space.





Ground Floor




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