





### Features

- Central Blairgowrie location
- Superb investment or first-time buyer opportunity
- Scope for modernisation
- Spacious, well-designed interiors
- Open plan kitchen, dining and living room
- Two bright double bedrooms
- Large family bathroom
- Gas central heating
- Part double glazed
- Shared south-east facing garden



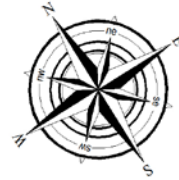
**This spacious two-bedroom ground floor flat enjoys a prime central location in the heart of vibrant Blairgowrie with an excellent range of shopping, amenities, and transport links on the doorstep.**

*Boasting bright and well-designed interiors, the property offers exciting scope for modernisation and would represent a fantastic investment or an ideal purchase for first-time buyers.*

The main door to the property, quietly accessed via a close off the street, opens into a spacious hallway with practical wood-effect flooring and around which all the accommodation is arranged. Wooden architraves and skirting immediately stand out as an eye-catching feature and bring an element of warmth to the neutral décor found throughout the property. Continuing into the open plan reception room the first impression is of generous floorspace enhanced by natural light streaming through twin west-facing windows. A wooden pillar adds an interesting design element to this versatile space which forms the perfect, sought-after outline for contemporary living. An arrangement of both lounge and dining furniture would be easily configured in this reception area, which is further enhanced by the open plan kitchen, zoned by a breakfasting peninsula which neatly houses whitegoods. The kitchen comes with a selection of wood-effect and glazed cabinets contrasted with black worktops and provides an excellent functional working space which marries perfectly with the sociable aspect of the whole reception area. Two well-proportioned double bedrooms, both with sunny aspects, would accommodate a generous selection of freestanding bedroom furniture. Completing the property is a large family bathroom fitted with a white three-piece-suite with shower over bath. The property is part double glazed and benefits from gas central heating throughout.

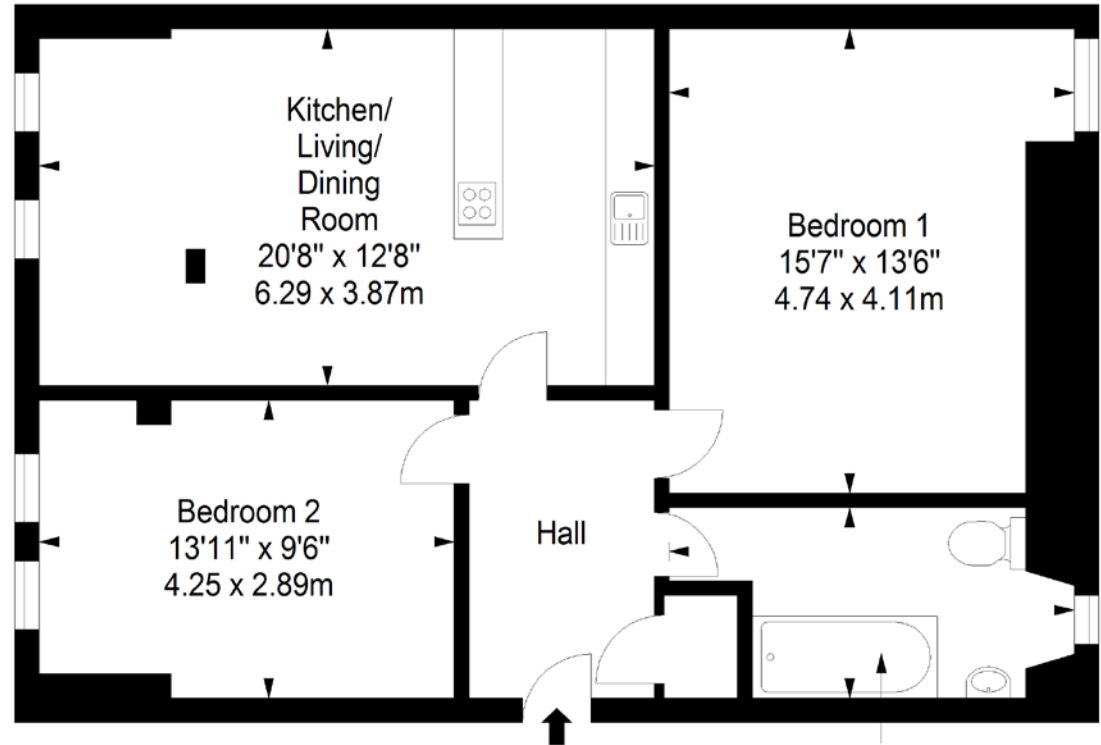
Externally, the property benefits from access to a secluded south-east facing garden which features an expanse of lawn framed by some colourful planting and which would provide a lovely sunny setting for outdoor dining and recreational activities. EPC Rating - D.

Extras: Included in the sale are all fitted floor coverings, blinds, light fittings, and freestanding kitchen appliances.



## Ground Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



Total area: approx. 69.7 sq. metres (750.2 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.