

# **The Property Shop Blairgowrie**

**A & R Robertson & Black WS**

**38 Allan Street, Blairgowrie PH10 6AD**

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**We are delighted to offer for sale this spacious 5 bedroom maisonette in the heart of Blairgowrie, Perthshire. This property includes many period features and is a blank canvas and development opportunity.**

**60 High Street**

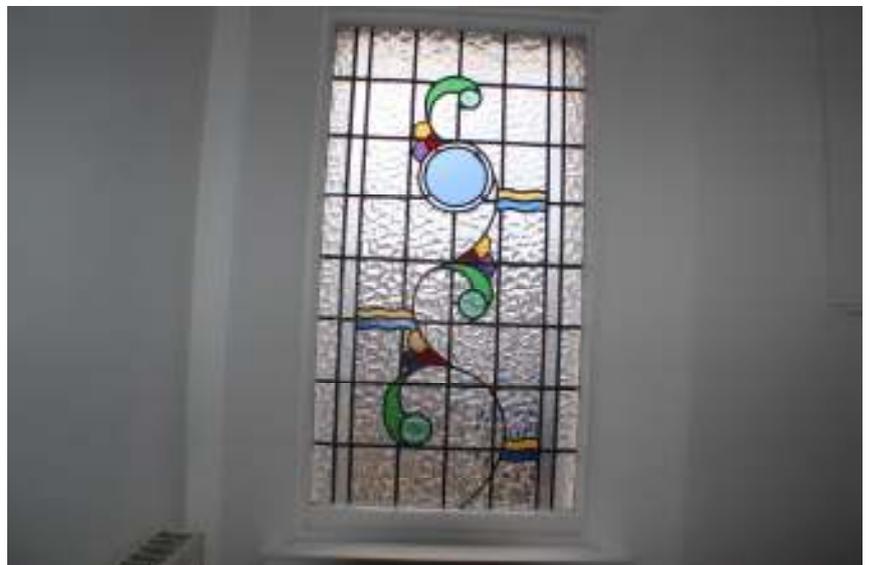
**Blairgowrie**

**PH10 6DF**

**Offers over**

**£150,000**

- **Maisonette**
- **Central location**
- **Entrance Hallway**
- **Kitchen**
- **Lounge**
- **Five bedrooms**
- **Family Bathroom**
- **Gas central heating**
- **Original period features**
- **EPC Rating: E**
- **Council tax : C**



**We are pleased to bring to market this traditional stone maisonette centrally located in the heart of the Perthshire town of Blairgowrie. Famed for its soft fruit heritage, the town offers a wide range of amenities including supermarkets, banks, doctors, primary and secondary schools, etc. The town has good provision for public transport to Perth and Dundee and is ideally located for Forfar and further afield.**

**Accommodation:**

The property is accessed through a part glazed timber door into a bright entrance hall with linoleum lined stairs leading to the first floor. A stained glass window allows light to flood the stairwell to the first floor. A spacious landing features another stained glass window, fitted red carpet and access to internet and glass doors to the lounge and 2 bedrooms. There is a useful storage area with hanging rail just off the landing.

The bright lounge overlooks the front of the property, benefiting from fitted carpet, built-in shelved storage, a picture rail and tall ceilings. This room leads to the kitchen through an alcove with a large walk-in shelved cupboard. The kitchen offers dual aspect views, fitted wall and floor units, an integrated sink and draining board and free standing electric oven and hob. There is space for a washing machine and tumble drier or dishwasher.

Also on the first floor are 2 double bedrooms. The bedrooms have fitted carpet, tall ceilings and other original features. The curved stairwell leading to the 2nd floor is lit by a velux window and connects with the family bathroom up a few steps on a mezzanine level. This generously sized bathroom comprises a free-standing bath with shower over and folding shower panel, white w.c. and sink. The opaque window overlooks the back of the property.

The second floor boasts varnished floor boards throughout and has generously proportioned windows in every room. The two large double rooms have bow fronted double glazed windows and are built in the eaves with many original features. A smaller room off the landing has large windows and is flooded with natural light.

This property would benefit from some upgrading but is an ideal family home in a central location.

**Directions:**

From the Wellmeadow walk up Lesley Street until you see the Croft Lane on the right hand side. Walk up to the top of the Croft Lane until it meets the High Street. The property is on the corner of Croft Lane and High Street. The door is between the 2 ground floor shop units.



## Floor Plan Illustrative only, not to scale



Illustration For Identification Purposes Only. Not To Scale (ID751445 / Ref:77141)

ROOM DIMENSIONS	FEET		METRES	
Kitchen	8'	x	8'10"	2.44 x 2.69
Lounge	12'10"	x	11'7"	3.93 x 3.55
Bedroom 1 First floor	11'2"	x	9'1"	3.41 x 2.77
Bedroom 2	14'11"	x	7'2"	4.54 x 2.19
Family Bathroom	9'	x	8'4"	2.76 x 2.53
Bedroom 3 Second Floor	16'	x	15'	4.89 x 4.58
Bedroom 4	11'7"	x	13'8"	4.16 x 3.55
Bedroom 5	8'5"	x	7'7"	2.58 x 2.32



**Entry:** By arrangement with the vendor

**Viewing:** By appointment through A & R Robertson & Black,  
The Property Shop, 38 Allan Street, Blairgowrie  
Tel: 01250 875050  
Email: [property@robertson-black.co.uk](mailto:property@robertson-black.co.uk)

**PRICE:** Offers over £150,000

**EPC:** E Council Tax band: C

**Ref:** JD

**IMPORTANT NOTE**

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.  
Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.  
Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

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