The Property Shop Blairgowrie

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A superb opportunity to purchase this spacious ground floor flat. Perfect buy-to-let or first time buy.

24 Balmoral View
Rattray
Blairgowrie
PH10 7BB

Offers around
£60,000

- **Ground Floor Flat**
- **Hallway**
- **Spacious Living Room**
- **Kitchen/Diner**
- **Two Double Bedrooms**
- **Bathroom**
- **Excellent storage**
- **Shared Garden**
- **Allocated Parking Space**
- **Pretty Countryside Views**
- **Electric Heating**
- **Partial Double Glazing**
- **EPC Rating :**

Measurements

Living Room	16.14	x	13.09	(4.92m x 3.99m)
Kitchen / Diner	11.84	x	9.97	(3.61m x 3.04m)
Bedroom one	14'07	x	13.22	(4.29m x 4.03m)
Bedroom Two	14.35	x	13.22	(4.13m x 2.63m)
Bathroom	9'81	x	8'30	(2.99m x 2.53m)

This ground floor flat offers spacious accommodation within a block of similar properties and is located within walking distance of Blairgowrie town centre where local amenities may be found including health centres, shops, banks and restaurants, plus excellent transport links to both Perth and Dundee.

Accommodation:

The property offers bright and spacious accommodation over one level with a pleasant situation overlooking countryside.

A residents car park is situated at the front of the property with a path leading through the pretty shared garden area, which is mostly gravel with delightful planting and a pleasant seating area.

The flats private front door opens into a hallway, beside the door is an extended open space ideal for the storage of bicycles, coats and shoes, a further three built in storage cupboards are found in the main hall area.

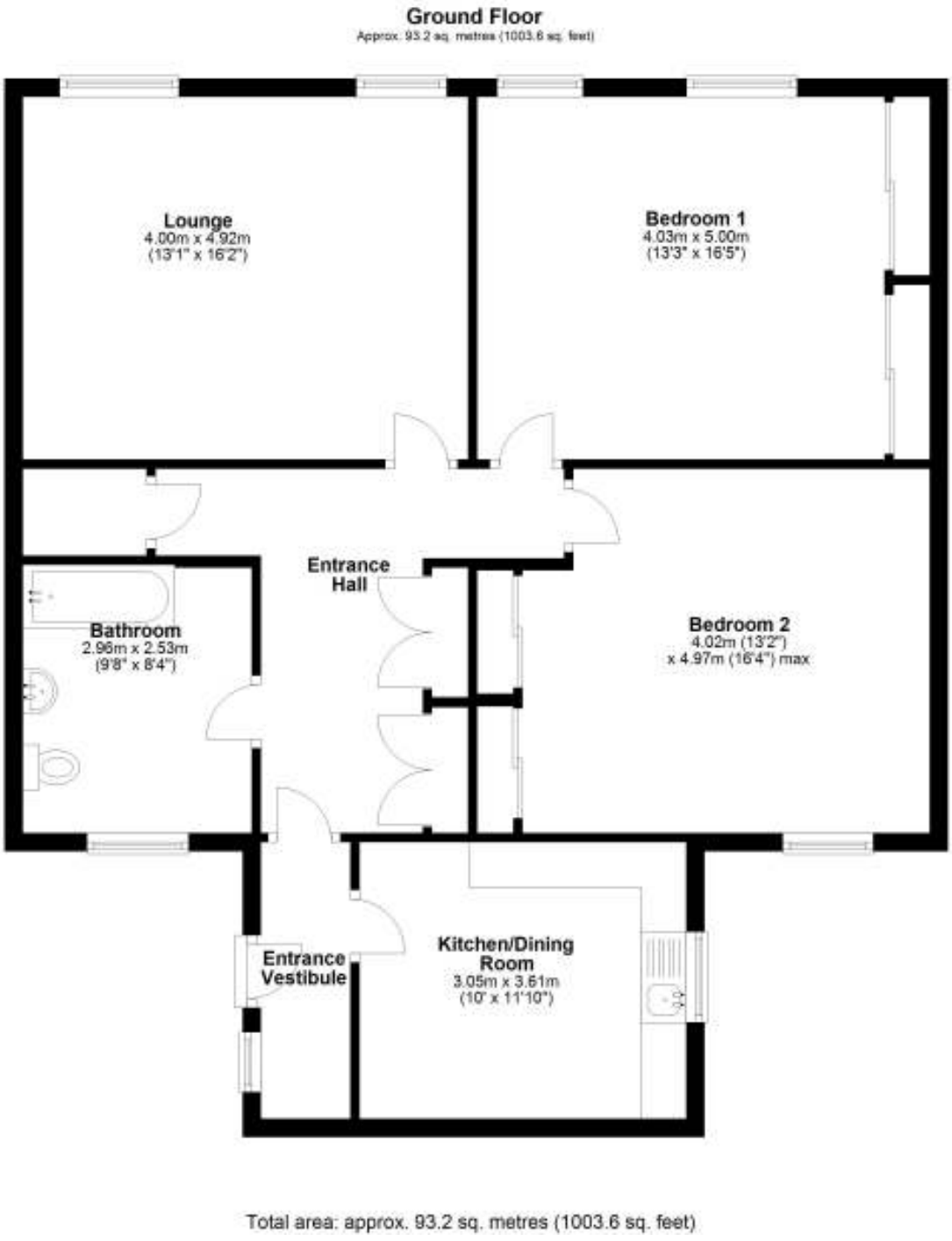
The kitchen / diner is positioned overlooking the side of the flat, this well portioned room would benefit from being upgraded. There is a stainless steel sink, lino flooring throughout, a selection of wall and base units plus plenty of space for a dining table and chairs.

The generous living room has two large windows allowing plenty of natural light into the room, wood effect laminate flooring and a neutral décor with a feature wood panelled wall.

There are two good-sized double bedrooms both with built in wardrobes.

A bathroom completes the accommodation and comprises of a WC, hand basin and bath with over electric shower and shower screen.

Viewing is highly recommended to fully appreciate the space on offer in this flat – perfect buy-to-let or first time buy.



Total area: approx. 93.2 sq. metres (1003.6 sq. feet)

Directions ;

Entering Blairgowrie on the main Perth Road A93, follow the road through the town and across the bridge heading towards Rattray. Continue up Boat Brae and take the first left onto Balmoral Rd. Continue for approx 1 mile following signs for Bridge of Cally. Balmoral view is found on the right hand side at the top end of the road. For Vehicular access and parking take the next right after the block and then right again into the car park.

Entry By arrangement with the vendor

Viewing By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie
Tel: 01250 875050
E-mail: property@robertson-black.co.uk

PRICE **Offers around £60,000**
EPC E
Ref MT

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.
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