

The Property Shop Blairgowrie

A & R Robertson & Black WS

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This 4 bedroom maisonette offers spacious accommodation over 2 floors with use of a rooftop outdoor area.

This is an excellent development opportunity to buy in the heart of the Perthshire town of Blairgowrie.

**16 Leslie Street,
Blairgowrie
PH10 6AH**

**Offers over
£120,000**

- **4 bedroom maisonette**
- **Private Entrance Hallway**
- **Kitchen**
- **Sitting room**
- **Living Room**
- **Dining Room**
- **Town centre location**
- **3 Double Bedrooms**
- **1 single bedroom**
- **Family Bathroom**
- **Cloakroom**
- **Outdoor space**
- **EPC: E**

First Floor





We are delighted to offer for sale this spacious 4 bedroom maisonette, located in the heart of the rural town of Blairgowrie. The town offers a range of amenities such as doctors and dentist, supermarkets, primary and secondary schools and is well connected to Perth, Dundee, Kirriemuir and Forfar. This property is an excellent development opportunity.

Accommodation

Access to the property is off Leslie Street via a private entrance hall and stairway to the first floor, with a cloakroom/w.c. on a half landing.

Rooms on the first floor boast tall ceilings and some have traditional features such as ceiling rose, coving and built in window seats.

The first floor landing leads to the spacious kitchen with a range of floor and wall mounted units, a gas range cooker and stainless steel sink and benefits from a window overlooking the back of the property. The walls and ceiling are lined with timber panelling.

Adjacent to the kitchen is the generously sized sitting room, flooded with natural light through a double glazed window overlooking the main street.

The large family bathroom is located on the first floor, fitted with a w.c., sink, bath with shower over and decorative shower panel, the walls part decorated with timber panelling, similar to the cloakroom/w.c..

The first floor bedroom benefits from a closet area before the main bedroom, ideal as a walk-in wardrobe plus a part shelved area. This cosy bedroom overlooks the main street with two doors from the main landing.

The large lounge, fitted with a log burning stove and 2 built in decorative alcoves, looks out over the main street. French doors lead into the dining room give an additional source of light to this bright and airy room. The dining room allows access to the rooftop area through a fully glazed door and an additional door to the landing. This completes the first floor.

The wide stairs curve to the second floor, lit by a large opaque window midway.

The bedroom to the right at the top of the stairs offers dual aspects with views over the rooftop outdoor area and the street. A wall of fitted mirrored wardrobes illuminates the L-shaped room which has ample space for other furniture.

The middle double bedroom overlooks the front of the property and offers ample space for a double bed and furniture. The room to the left of the top of the stairs is the largest room with dual aspects over the front and rear of the property.

Directions

From the Wellmeadow in the centre of Blairgowrie, drive up Leslie Street and the property is on the left hand side above The Dome Restaurant.

ROOM DIMENSIONS	FEET		METRES	
<u>First Floor Accommodation</u>				
Kitchen	11'6	x	9'11	3.51m x 3.03m
Sitting room	15'4	x	14'6	4.68m x 4.44m
First Floor bedroom	9'2	x	9'8	2.79m x 2.95m
Walk-in Cupboard (by 1st Floor Bedroom)	6'	x	4'3	1.83m x 1.31m
Living Room	15'4	x	14'4	4.69m x 4.38
Dining Room	9'10	x	11'10	3m x 3.63m
Family Bathroom	10'8	x	7'11	3.27m x 2.41m
<u>Second Floor Accommodation</u>				
Bedroom - right at top of stairs	23'6	x	10'9	7.18m x 3.28m
Middle Bedroom	11'10	x	12'3	3.61m x 3.75m
Bedroom	23'5	x	14'4	7.13m x 4.37m
<u>Half Landing</u>				
Cloakroom	3'10	x	3'11	1.18m x 1.21m
Storage area	3'11	x	4'9	1.20m x 1.46m

Floor Plan

Illustrative only – not to scale

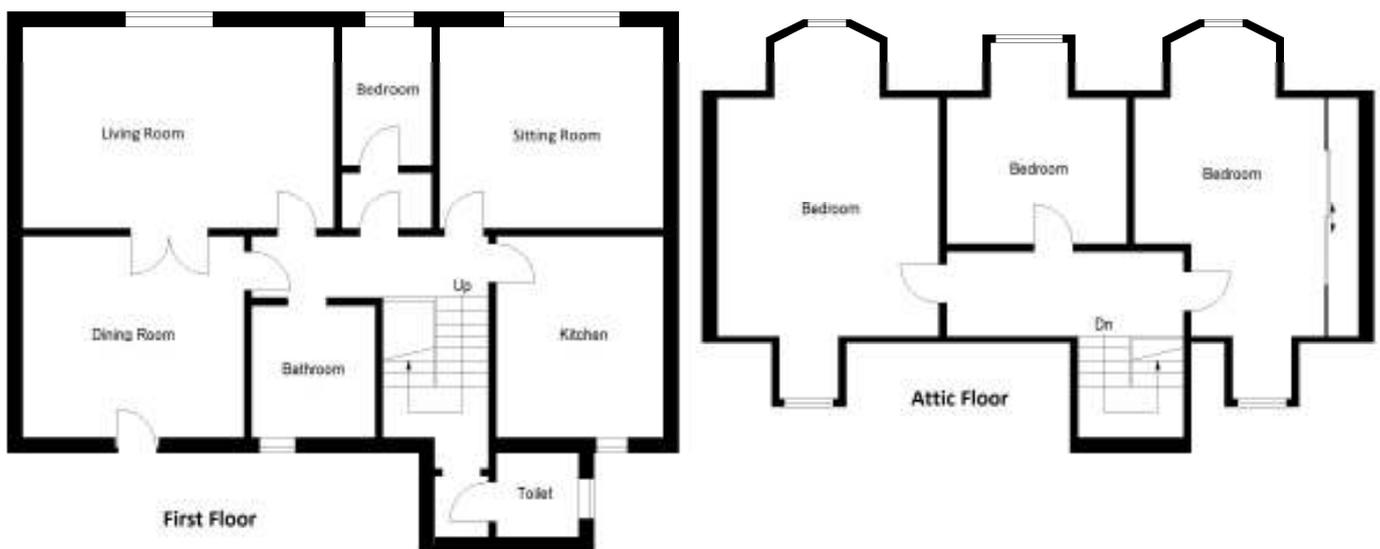


Illustration For Identification Purposes Only, Not To Scale

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

PRICE: Offers over £120,000

EPC: E **Council Tax :** D

Ref: JD

A fixed price is an invitation to prospective purchasers to submit an offer at the price, it does not imply any undertaking on the part of a solicitor that the first such offer will be accepted. If the date of entry is material and whether offers subject to survey, subject to finance being obtained, subject to the purchaser's own house being sold or subject to some other suspensive condition will be considered. Other matters material to the seller should also be clearly stated.

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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