




Solicitors & Estate Agents
01738 500 655

9 High Street
BLAIRGOWRIE, PERTSHIRE, PH10 6ET



BLAIRGOWRIE

PERTHSHIRE, PH10 6ET

Blairgowrie is situated in a beautiful part of the country. A range of local amenities is close by including shops and a health centre.

There is good schooling with both primary and secondary schools on offer and motorway networks are nearby leading to the larger cities of Perth, (via the A93), Dundee (via the A923) and Edinburgh making this property ideal for a large range of buyers.

The Perthshire countryside also offers a range of outdoor activities including running and walks, golf, fishing and skiing with the Glenshee Ski Resort just a short thirty-five-minute drive to the north.



9 HIGH STREET

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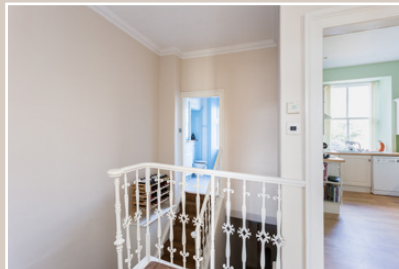
We are delighted to offer onto the open market this deceptively spacious and immaculately presented three/four bedroom apartment situated in the popular town of Blairgowrie.

The property offers well-proportioned accommodation over three floors and is entered on the ground floor level via a well maintained secure close off the high street in Blairgowrie.

The spacious accommodation comprises of lower entrance hall, a first-floor mezzanine level with shower room to the right and dining room/bedroom 4, lounge and dining kitchen to the first-floor level. There are three further double bedrooms and a bathroom on the second floor.

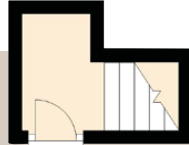
The property has the benefit of double glazing and gas central heating throughout and combines traditional with contemporary retaining many traditional features including high ceilings, deep skirting s and attractive spindle balustrades.

There is an area of garden ground to the rear of the property and parking is available on street to the front.





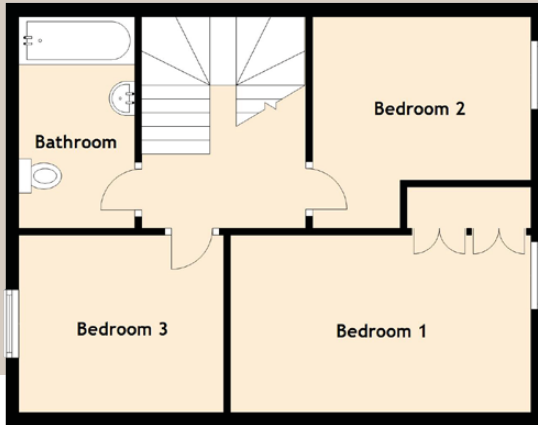
GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR

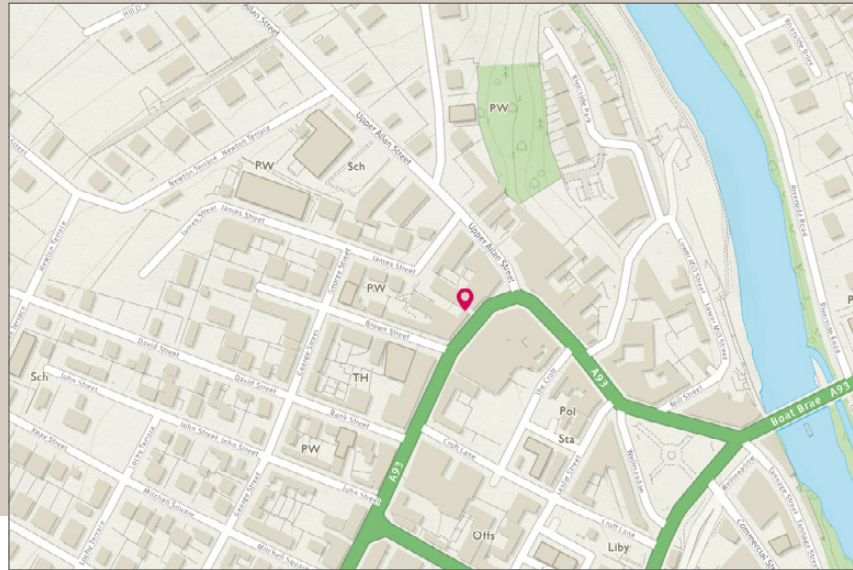


Approximate Dimensions (Taken from the widest point)

Lounge	4.59m (15'1") x 3.00m (9'10")
Kitchen	4.09m (13'5") x 3.10m (10'2")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	3.00m (9'10") x 2.60m (8'6")
Bedroom 4 /Diner	4.60m (15'1") x 2.70m (8'10")
Bathroom	3.10m (10'2") x 1.70m (5'7")
Shower Room	2.60m (8'6") x 2.10m (6'11")

Gross internal floor area (m²): 106m² | EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, fitted appliances and light fittings.





McEwan Fraser Legal

Solicitors & Estate Agents

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Part
Exchange
Available

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Text and description
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 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer