property@hodge



16 Brown Street
Blairgowrie
PH10 6EX

Offers Over

£134,995





This spacious and well-presented three-bedroom ground floor flat offers generous accommodation arranged over one level and is ideally situated within walking distance of the town centre.

The property comprises a bright and spacious open-plan lounge and kitchen, complete with an integrated fridge and separate integrated freezer. There is also a separate utility area, three well-proportioned bedrooms, a family bathroom and a useful basement providing excellent additional storage space.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a private, small enclosed rear garden, predominantly laid with paving blocks and decorative stone chippings, providing a low-maintenance outdoor space.

Conveniently positioned just off the main town centre, the property is ideally placed for a wide range of local amenities, including shops, restaurants, and supermarkets. Excellent transport links provide easy access to both Dundee and Perth, each approximately a 30-minute drive away.

Offering spacious accommodation, excellent storage, a convenient location and a private garden, this property represents an excellent opportunity for first-time buyers and buy-to-let investors alike.

Open Plan Kitchen/Lounge 5.34m x 3.53m (17′6″ x 11′7″)

Utility Area 1.75m x 1.20m (5′9″ x 3′11″)

Bedroom One 3.37m x 2.92m (11′1″ x 9′7″)

Bedroom Two 3.39m x 2.75m (11′1″ x 9′0″)

Bedroom Three 2.59m x 2.43m (8′6″ x 7′12″)

Bathroom 2.92m x 1.70m (9′7″ x 5′7″)

Basement 4.67m x 3.40m (15′4″ x 11′2″)



- 3 Bedrooms
- Open Plan Lounge Kitchen
- Utility Area
- Family Bathroom
- GCH & DG
- Ideal For First Time Buyer
- Move In Condition
- On Street Parking
- Council Tax Band B
- EPC Rating D

3x 1x 1x









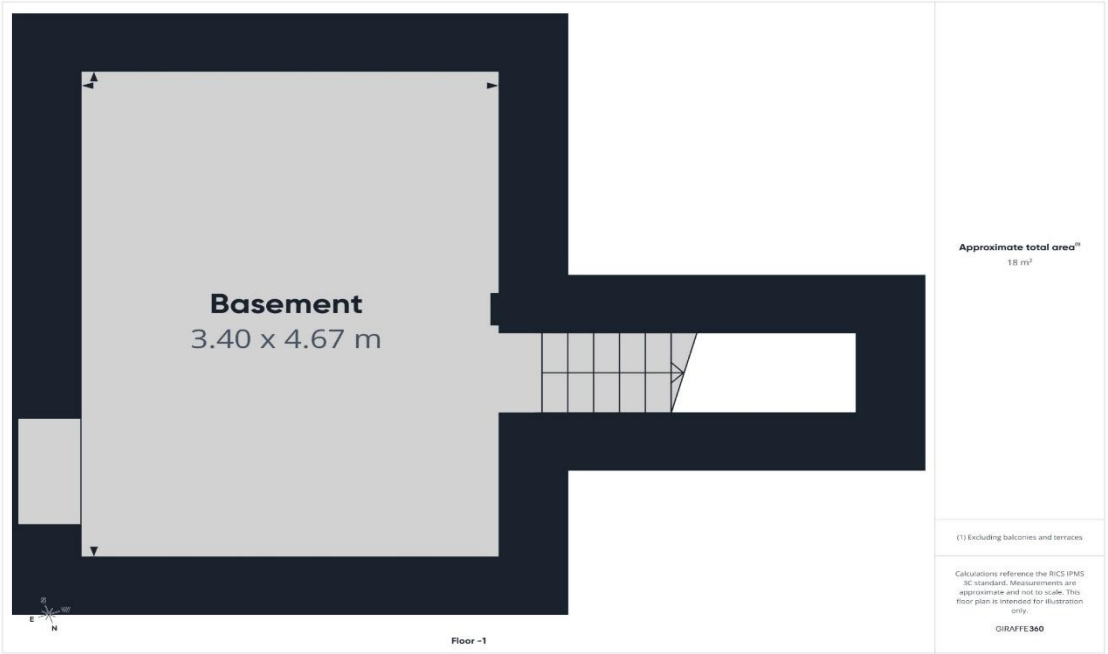




Directions: wht3words///deck.coconuts.agreed

Viewing Arrangements:
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.





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 submission of an offer.
Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.
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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