

property@hodge



18 Jessie Street  
Blairgowrie  
PH10 6BT

Offers over  
**£179,995**





Situated within a short walk of Blairgowrie town centre, this deceptively spacious three-bedroom cottage offers well-proportioned accommodation throughout. The property comprises an entrance hallway, a generous lounge, kitchen, three bedrooms, and a four-piece family bathroom. On-street parking is available nearby.

Both primary and secondary schools are within easy walking distance, making this an ideal home for families or those seeking convenient access to local amenities.

Further benefits include gas central heating and double glazing throughout. To the rear, there is a small garden area featuring a patio and planted borders, providing an attractive outdoor space with potential for further enhancement.

While the property would benefit from a degree of upgrading and modernisation, it offers excellent potential for buyers looking to create a comfortable home in a convenient location.

**Kitchen** 5.41m x 2.56m (17'9" x 8'5")

**Lounge** 6.29m x 5.43m (20'8" x 17'10")

**Bedroom One** 3.31m x 2.92m (10'10" x 9'7")

**Bedroom Two** 3.75m x 2.39m (12'4" x 7'10")

**Bedroom Three** 3.75m x 2.34m (12'4" x 7'8")

**Bathroom** 4.04m x 1.82m (13'3" x 5'12")



■ 3 Bedrooms

■ Family Bathroom

■ Lounge

■ Kitchen

■ Raise Decking Area

■ GCH & DG

■ Ideal Buy to Let

■ Popular Residential area

■ Council Tax Band C

■ EPC Rating D

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**Directions:** Leaving Blairgowrie Wellmeadow, travel up the Gas Brae, take a right turn at the mini roundabout into Reform Street, continue to the end and take a left turn into Perth Street, continue along and before the Coop on the left, take the next road on the left into Jessie St. The property is on the road of Jessie St and can be identified by our for sale board.

**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.

#### CONTACT DETAILS

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