

property@hodge



2 Ericht Lane
Blairgowrie
PH10 6AL

Offers over
£139,995





This exceptionally spacious maisonette enjoys a prime town centre location, offering convenient access to a wide range of amenities.

Both primary and secondary schools are within easy walking distance, making it an ideal choice for families.

Accessed via an external stairway, the first-floor accommodation comprises a generous hallway, a bright and spacious dining kitchen, a comfortable lounge, two well-proportioned bedrooms, a study, and a family shower room.

The upper floor hosts two further bedrooms, providing flexible and sizeable living space.

The property benefits from gas central heating and double glazing throughout.

Externally, there is a small courtyard garden, a garage, and off-street parking.

This property presents a superb opportunity to create a substantial family home, ideally positioned in a highly convenient central location close to local amenities and transport links.

Lounge 4.30m x 3.81m (14'1" x 12'6")

Kitchen Diner 3.83m x 3.12m (12'7" x 10'3")

Bedroom One 4.15m x 3.71m (13'7" x 12'2")

Bedroom Two 3.74m x 3.28m (12'3" x 10'9")

Study/Office 3.07m x 1.94m (10'1" x 6'4")

Shower Room 2.43m x 1.98m (7'12" x 6'6")

Bedroom Three 4.02m x 2.66m (13'2" x 8'9")

Bedroom Four 4.87m x 3.98m (15'12" x 13'1")



■ 4 Bedrooms

■ Lounge

■ Dining Kitchen

■ Study/Office

■ Shower Room

■ Single Garage

■ Close To Public Transport

■ Shops & Amenities Nearby

■ Council Tax Band C

■ EPC Rating D

4x  1x  1x 

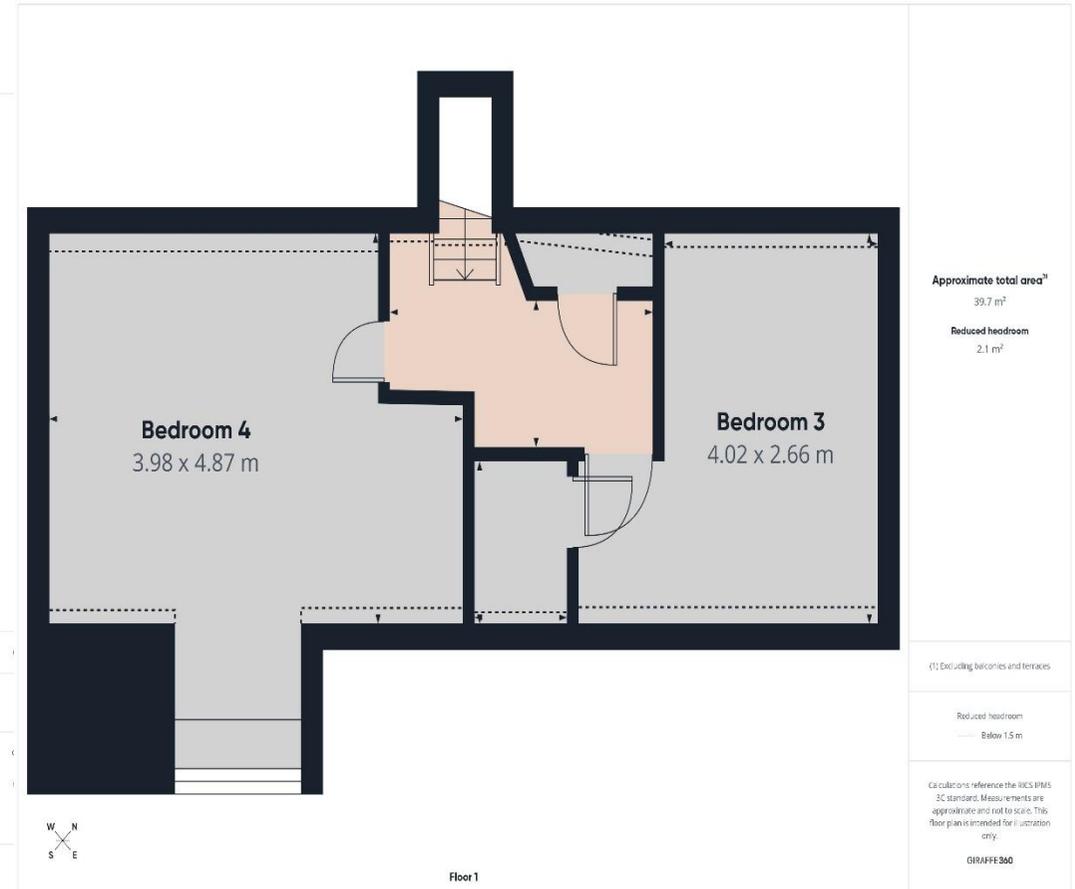






Directions: From Blairgowrie Wellmeadow, travel up Leslie Street and take the first turning on the right into Erich Lane. The property is then first on the right accessed by the external stairs and can be identified by our for sale board.

**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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