

property@hodge



41 John Street
Blairgowrie
PH10 6HW

Fixed Price
£166,500



An exceptional opportunity to purchase this beautifully presented two-bedroom semi-detached cottage, which has been fully renovated in recent years to a high standard throughout. Offering bright, modern accommodation with traditional features retained, the property is presented in genuine move-in condition.

The accommodation is predominantly arranged on one level, with just one internal step, and benefits from gas central heating, double glazing and new floor coverings throughout.

The property comprises a bright hallway, a spacious lounge, breakfasting kitchen, two double bedrooms and a modern bathroom.

The contemporary kitchen is fitted with attractive cashmere-coloured wall and base units, an integrated electric oven and hob, breakfast bar, and space for a washing machine and fridge freezer. A front-facing window provides plenty of natural light.

The lounge is bright and welcoming, with a feature fireplace alcove offering potential for the installation of a wood-burning stove, subject to professional assessment and any necessary consents.

Both bedrooms are generously proportioned and provide ample space for freestanding furniture. The principal bedroom benefits from fitted wardrobes and a large storage cupboard.



The modern bathroom is fitted with a white WC, wash hand basin, heated towel rail and bath with overhead electric A sun tunnel provides an excellent source of natural light.

Further benefits include a partially floored loft with loft ladder, providing useful additional storage.

Externally, the property enjoys easily maintained, private and sunny outdoor space. To the rear is a fully enclosed courtyard laid with slabs and decorative stone, while the garden also features a charming cottage garden with apple tree, herbs and flowers.

The property occupies a quiet position within a cul-de-sac, while being conveniently located close to the town centre. Free, unrestricted on-street parking is available nearby and is usually readily accessible.

A wide range of amenities are within easy reach, including shops, supermarkets, doctors, dentist, post office and the new recreation centre.

Kitchen 3.65m x 2.07m (11'12" x 6'9")

Lounge 4.62m x 3.18m (15'2" x 10'5")

Bedroom One 3.82m x 3.13m (12'6" x 10'3")

Bedroom Two 3.79m x 2.62m (12'5" x 8'7")

Bathroom 1.86m x 1.75m (6'1" x 5'9")



■ 2 bedrooms

■ Bathroom

■ Kitchen

■ Lounge

■ GCH & DG

■ Move in Condition

■ Shops and amenities near by

■ Peaceful Residential Area

■ EPC Rating D

■ Council Tax Band B

2x  1x  1x 

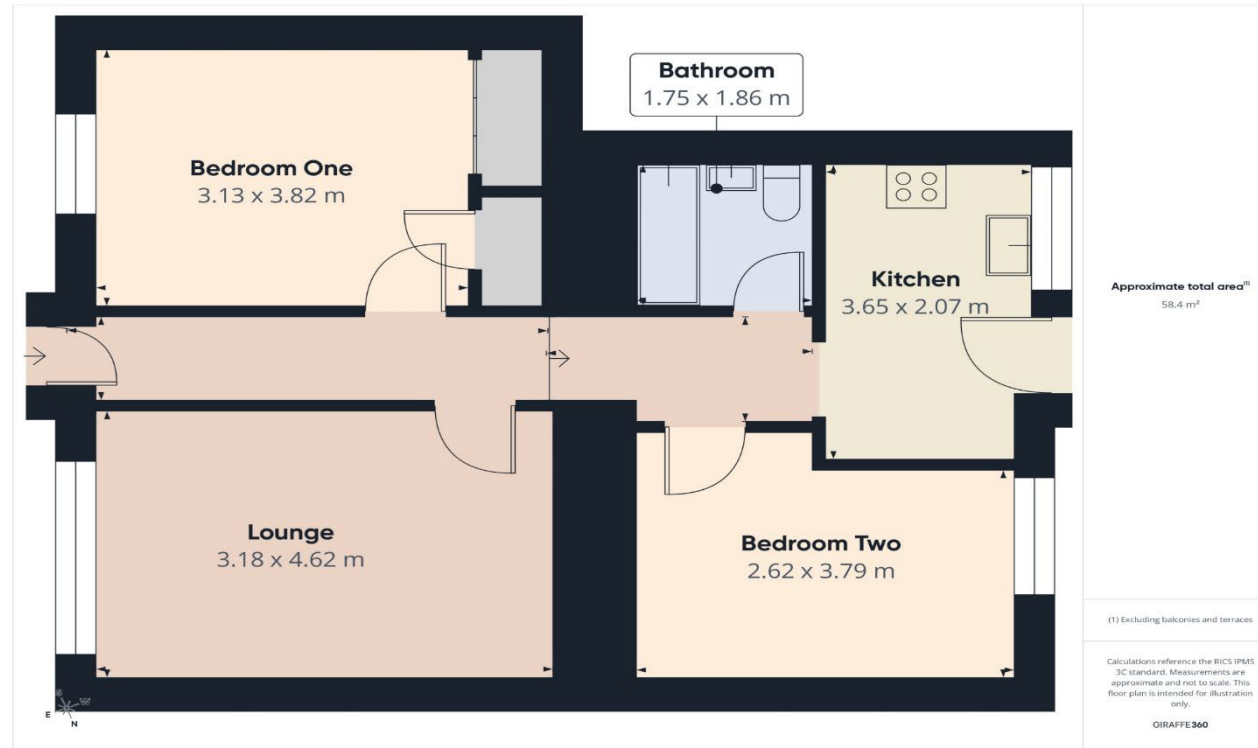






Directions: Leaving Blairgowrie Wellmeadow, turn left into Leslie St. Continue to the end of the road and turn right into Reform Street. At the end of Reform St, take a right and then an immediate left into John Street, Continue ahead into the top section of John Street, the property is on the right 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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