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4A Allan Street (1st Floor Flat)
Blairgowrie
PH10 6AD

Offers over
£95,000





Ideally situated in the heart of Blairgowrie town centre, this well-presented first-floor, two-bedroom flat enjoys a prominent corner position with attractive views over the Wellmeadow. Offering spacious, well-proportioned accommodation, the property is presented in move-in condition, making it an ideal choice for first-time buyers, downsizers, or buy-to-let investors.

Access to the property is via a secure, locked entrance at street level, leading to external steps at the rear. The accommodation comprises a welcoming hallway, a bright and spacious lounge with dining area, a breakfasting kitchen, two generous bedrooms, a bathroom, and a large walk-in storage cupboard.

The property further benefits from upgraded internal wall insulation, gas central heating, and double glazing, ensuring comfort and energy efficiency throughout.

Early viewing is highly recommended to fully appreciate the property's generous accommodation, excellent condition, and highly desirable central location.

Lounge 4.94m x 4.50m (16'2" x 14'9")

Kitchen 3.18m x 2.57m (10'5" x 8'5")

Bedroom One 4.74m x 3.55m (15'7" x 11'8")

Bedroom Two 3.52m x 3.17m (11'7" x 10'5")

Bathroom 2.88m x 2.31m (9'5" x 7'7")



■ 2 Bedrooms

■ Lounge

■ Kitchen

■ Family Bathroom

■ GCH & DG

■ Close to Public Transport

■ Shops & Amenities Nearby

■ Town Centre Location

■ Council Tax Band B

■ EPC Rating D

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Directions: what 3 words ///forecast.rationing.squaring

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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