property@hodge



4 Myrtle Park
Blairgowrie
PH10 6BJ

Offers over
£49,995





Situated within a short walking distance of Blairgowrie town centre, this well-proportioned one-bedroom first floor flat offers comfortable accommodation and is conveniently located close to a range of local shops, amenities, schools and transport links.

The property comprises a lounge with balcony and store, breakfasting kitchen, one double bedroom and a bathroom. Further benefits include electric heating, double glazing, an external store in the basement, access to a shared drying green and shared parking.

Ideally suited to first-time buyers, those looking to downsize or retire, as well as investors seeking a buy-to-let opportunity, this property offers convenient living within easy reach of everything Blairgowrie town centre has to offer.

Lounge 4.18m x 3.42m (13′9″ x 11′3″)

Breakfasting Kitchen 4.22m x 2.08m (13′10″ x 6′10″)

Bedroom 3.41m x 2.88m (11′2″ x 9′5″)

Bathroom 2.17m x 1.87m (7′1″ x 6′2″)



- Lounge
- Breakfasting Kitchen
- Bedroom
- Bathroom
- Electric Heating & DG
- Shared Parking
- Short Walk to Town Centre
- Shared Drying Green
- Council Tax Band A
- EPC C

1x 1x 1x







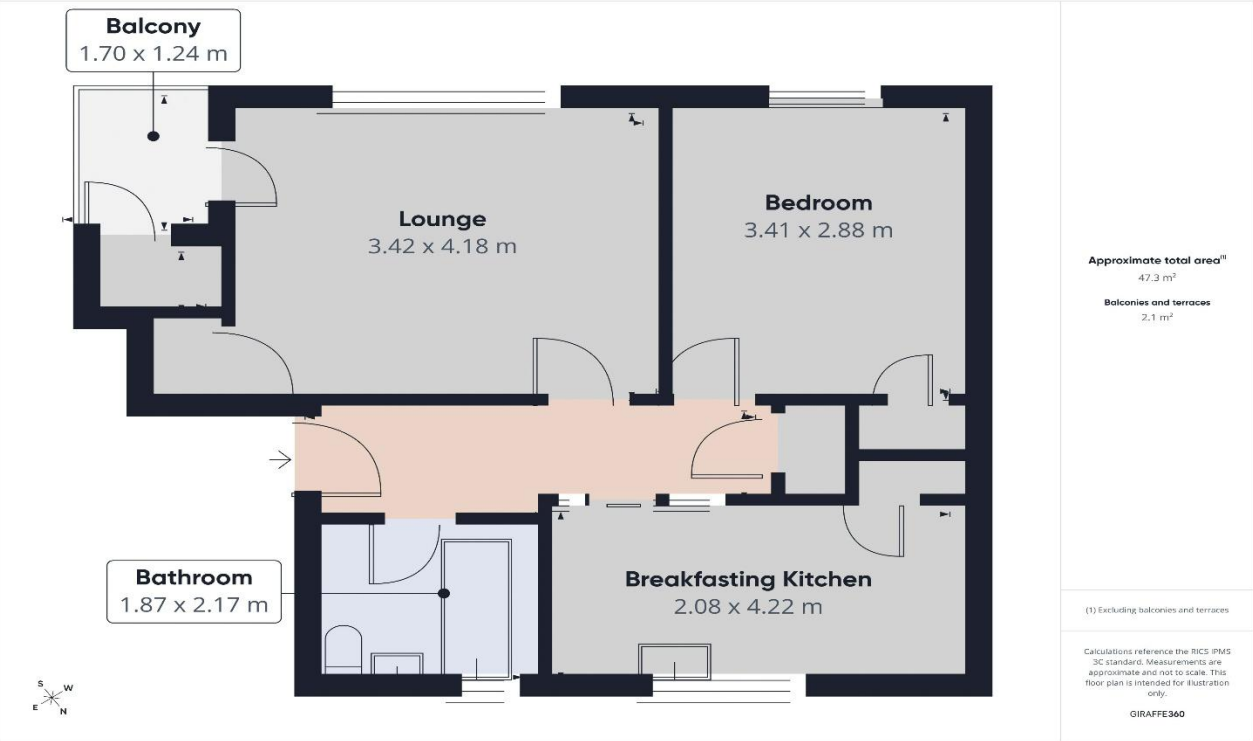






Directions:what3words:describes.befitting.city

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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