

property@hodge



5 Grange Place
Blairgowrie
PH10 6DP

Offers over
£69,500





Situated within a traditional stone-built building and conveniently located close to the town centre of Blairgowrie, this well-proportioned one-bedroom ground floor flat offers comfortable accommodation with the added benefit of its own private front and rear entrances.

The property comprises a welcoming hallway, bright and spacious lounge, fitted kitchen, generous double bedroom, and a shower room. Further benefits include gas central heating and double glazing throughout.

Externally, to the rear of the property, there is a small courtyard featuring a shrubbed area and a decked seating space.

This property would make an ideal first-time purchase or an excellent buy-to-let investment opportunity.

Lounge 4.26m x 3.58m (13'12" x 11'9")

Kitchen 3.10m x 1.97m (10'2" x 6'6")

Bedroom 3.18m x 2.45m (10'5" x 8'0")

Shower Room 1.60m x 1.58m (5'3" x 5'2")



■ One Bedroom

■ Lounge

■ Kitchen

■ Shower Room

■ GCH & DG

■ Shops & Amenities Nearby

■ Move in Condition

■ Ideal Buy To Let

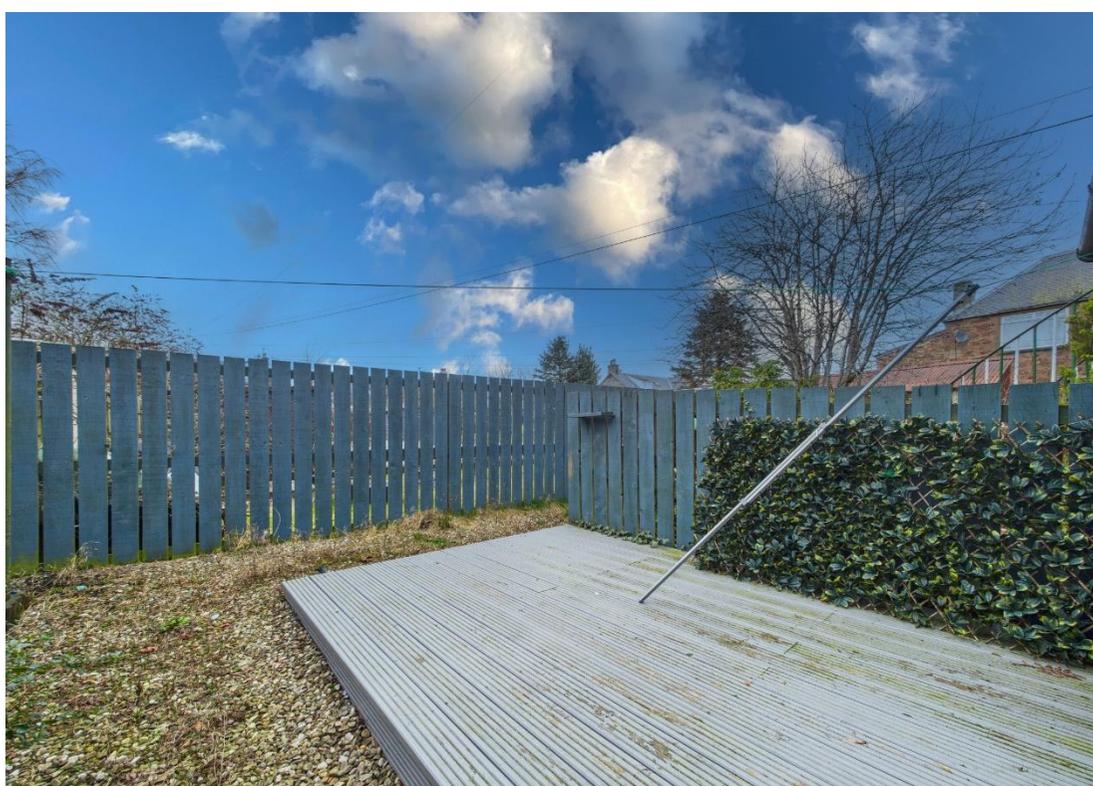
■ Council Tax Band A

■ EPC C

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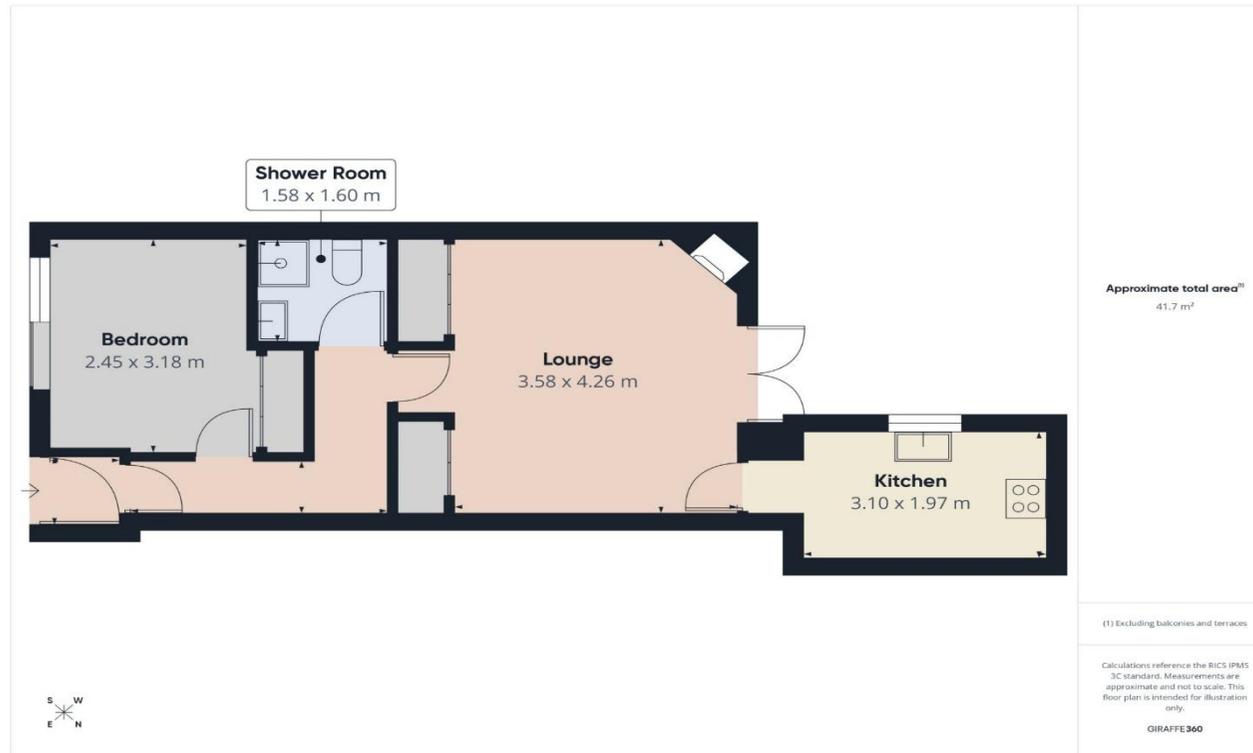






Directions: : Leaving Blairgowrie on the A93, passing the petrol filling station on the left, the property can be found on the right-hand side of the street and can be identified by our for sale board.

**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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