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6 Balmoral View
Balmoral Road
Blairgowrie
PH10 7BB

Offers over
£80,000





Set within the idyllic surroundings of the former Keathbank Mill in Rattray, this well-presented two-bedroom apartment offers comfortable accommodation in a popular residential setting.

The property comprises an entrance porch, spacious lounge/diner, fitted kitchen, two well-proportioned double bedrooms—both benefiting from built-in storage—and a wetroom.

Further benefits include excellent hallway storage, gas central heating and double glazing throughout.

Externally, residents have access to communal car parking, along with a small garden area.

Conveniently located a short distance from the town centre, the property is ideally placed for local amenities and enjoys a pleasant residential setting.

This property would make an appealing purchase for first-time buyers, those looking to downsize, or investors seeking a potential buy-to-let opportunity.

Viewing is highly recommended to fully appreciate the accommodation, location and overall appeal of this property.

Porch 2.16m x 1.90m (7'1" x 6'3")

Kitchen Diner 3.55m x 2.94m (11'8" x 9'8")

Lounge 4.82m x 4.01m (15'10" x 13'2")

Bedroom One 4.07m x 4.02m (13'4" x 13'2")

Bedroom Two 4.06m x 3.99m (13'4" x 13'1")

Wet Room 2.93m x 2.51m (9'7" x 8'3")



■ 2 Bedrooms

■ Kitchen

■ Lounge Diner

■ Wet Room

■ GCH & DG

■ Ideal Buy to Let

■ Residents Car Park

■ Popular Residential area

■ Council Tax Band A

■ EPC Rating C

2x  1x  1x 







Directions: what3words///hiking.slower.battle

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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