

property@hodge



6 Castle Street
Blairgowrie
PH10 6DR

Offers over
£94,995

A charming two-storey end-terraced cottage, ideally situated within easy walking distance of the town centre and its wide range of amenities. While the property would benefit from some upgrading and modernisation, it presents an excellent opportunity for buyers to create a home to their own taste and requirements.

The accommodation comprises an entrance hallway, lounge, dining room, kitchen, two bedrooms and a bathroom.

Externally, the property benefits from a small rear garden with mature trees and an external washhouse. Unrestricted on-street parking is available nearby.

The property is conveniently located close to local shops, everyday amenities and schools, making it an ideal opportunity for first-time buyers, investors or those looking for a project within a convenient town-centre location.

Early viewing is recommended to appreciate the location, accommodation and potential this property has to offer.

Kitchen 3.08m x 2.06m (10'1" x 6'9")

Dining Room 4.02m x 3.58m (13'2" x 11'9")

Lounge 3.65m x 3.53m (12' x 11'7")

Bedroom One 3.76m x 3.60m (12'4" x 11'10")

Bedroom Two 2.96m x 2.32m (9'9" x 7'7")

Bathroom 2.34m x 1.76m (7'8" x 5'9")



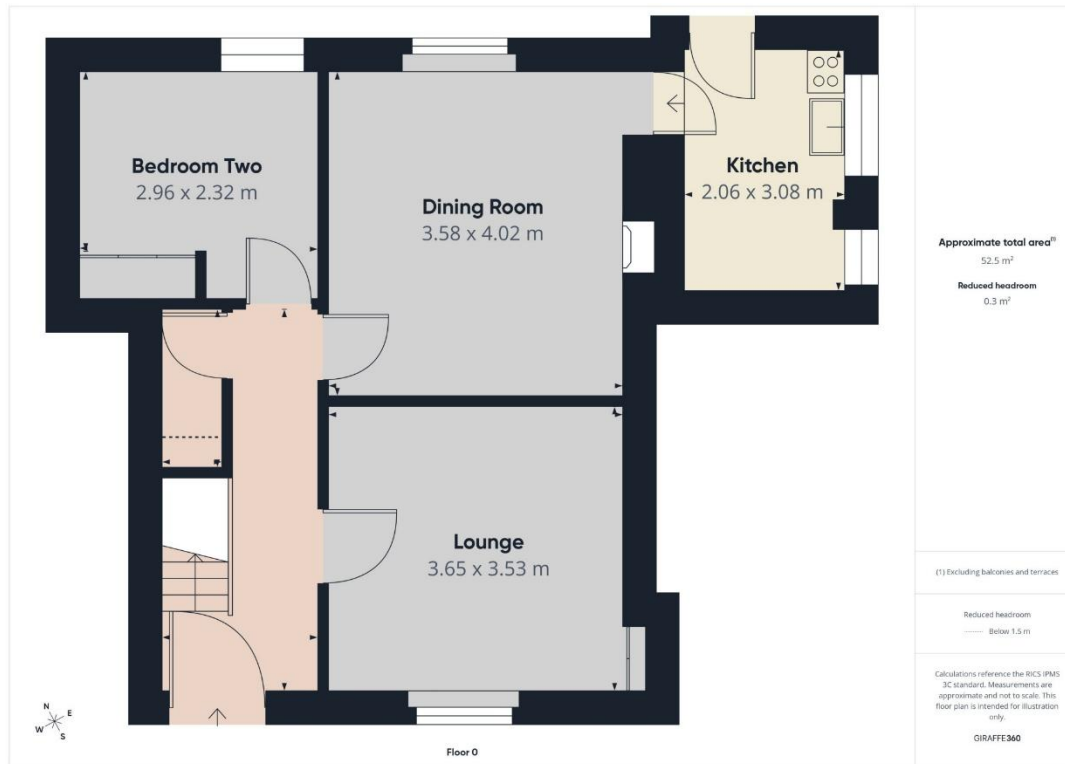
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|---------------------------|-------------------------|
| ■ 2 Bedrooms | ■ Electric Heating |
| ■ Lounge | ■ Small Enclosed Garden |
| ■ Dining Room | ■ Shed |
| ■ Kitchen | ■ Council Tax Band C |
| ■ Partially Double Glazed | ■ EPC Rating F |

2x  1x  2x 



Directions: Leaving Blairgowrie on the A93, passing the petrol filling station, continue past the Co-op convenience store, take the first road on the left into Castle Street. The property can be found at the bottom end of this road 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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