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7 James Street
Blairgowrie
PH10 6EZ

Offers over
£129,995





Situated within a short walk of Blairgowrie town centre, this deceptively spacious two-bedroom end-terraced cottage offers well-proportioned accommodation throughout.

The property comprises an entrance vestibule leading to a welcoming hallway, a bright and generous lounge diner, a breakfasting kitchen, and a recently fitted modern shower room. Externally, a few steps from the rear door lead to a raised garden featuring a paved patio area and low-maintenance planted sections, ideal for outdoor seating and entertaining.

Further benefits include gas central heating and double glazing.

This attractive home would make an ideal purchase for a first-time buyer or a buy-to-let investor.

Included in the sale:

All kitchen appliances, floor coverings, curtains and blinds.

Lounge Diner 4.74m x 3.24m (15'7" x 10'8")

Breakfasting Kitchen 3.38m x 2.33m (11'1" x 7'8")

Bedroom One 3.03m x 2.91m (9'11" x 9'7")

Bedroom Two 3.11m x 2.14m (10'2" x 7'0")

Shower Room 2.83m x 1.38m (9'3" x 4'6")



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|-------------------------------|-----------------------------|
| ■ 2 Bedrooms | ■ Close To Town Centre |
| ■ Lounge Diner | ■ Shops & Amenities Nearby |
| ■ Breakfasting Kitchen | ■ Close To Public Transport |
| ■ Recently Fitted Shower Room | ■ Council Tax Band - B |
| ■ GCH & DG | ■ EPC - TBC |

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Directions: From Blairgowrie High Street turn left at the old Royal Hotel on to Upper Allan Street. Take the next turning on the left signposted James Street, follow the road around where the property can be found on the right.

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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