



**2, Cherrybank Main Road, Blairgowrie
PH13 9NP**

Offers over £107,950

This mid-terraced house is set on Main Road in Woodside, Blairgowrie and offers an excellent renovation opportunity for buyers looking to add value and create a home tailored to their own style. While the property is in need of modernisation throughout, it boasts well-proportioned accommodation and significant potential.

The internal layout comprises a lounge, kitchen and separate utility area, providing a practical footprint with scope for reconfiguration if desired. There are two bedrooms and a bathroom, making the property well suited to first-time buyers, investors or those seeking a project property.

Externally, the home benefits from a generous private rear garden, offering ample outdoor space and potential for landscaping. To the front, there is the added advantage of a private driveway, providing convenient off-street parking.

With its spacious garden, private parking and flexible accommodation, this property represents a fantastic opportunity for those looking to renovate and add value in a popular Blairgowrie location.

Lounge

11'8" x 18'11" (3.58 x 5.77)

Kitchen

10'5" x 8'1" (3.18 x 2.48)

Utility Room

3'10" x 5'8" (1.18 x 1.73)

Bedroom One

16'3" x 9'1" (4.97 x 2.78)

Bedroom Two

9'6" x 12'11" (2.91 x 3.95)

Bathroom

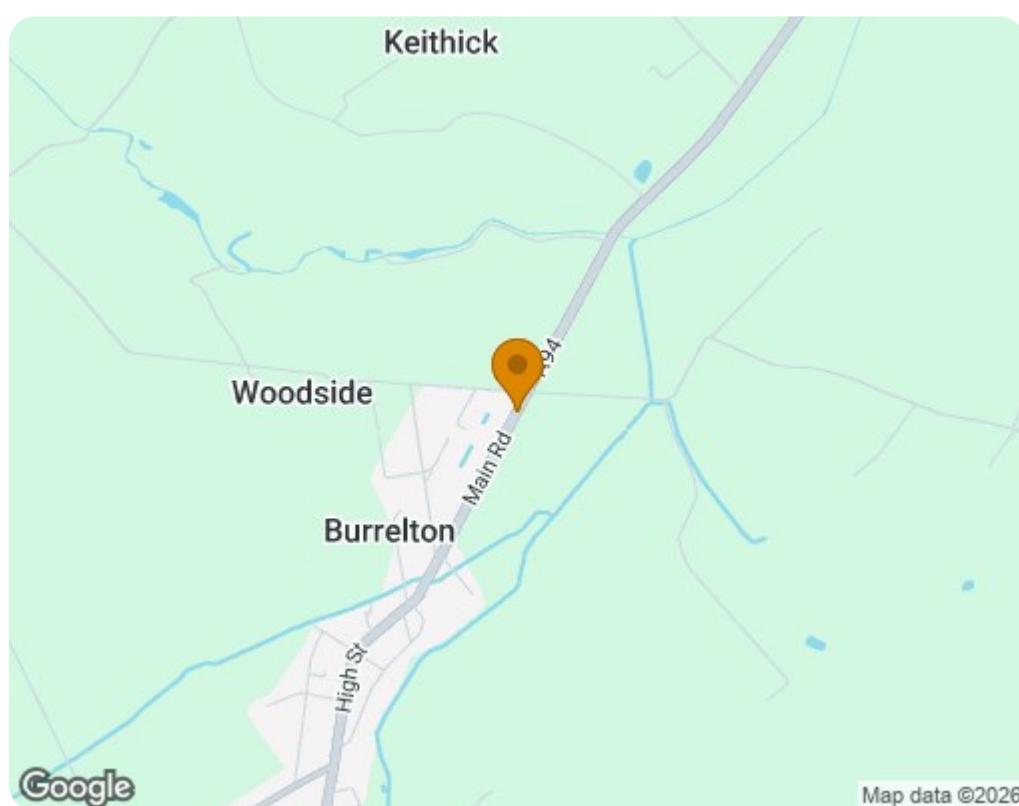
6'2" x 6'0" (1.90 x 1.85)





- Mid-Terraced House
- Large private rear garden offering excellent outdoor space
- Two generous bedrooms
- Private driveway to the front for off-street parking
- Excellent renovation and development potential throughout
- Ideal opportunity for buyers, investors or those seeking a project property





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	77	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	