

Simple Approach



2, Cherrybank Main Road, Blairgowrie
PH13 9NP

Offers over £107,950

2, Cherrybank Main Road, Blairgowrie, PH13 9NP

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

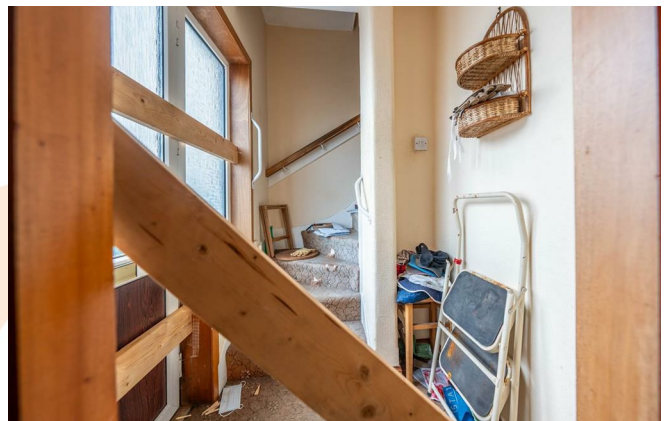
16'3" x 9'1" (4.97 x 2.78)

Bedroom Two

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

Bathroom

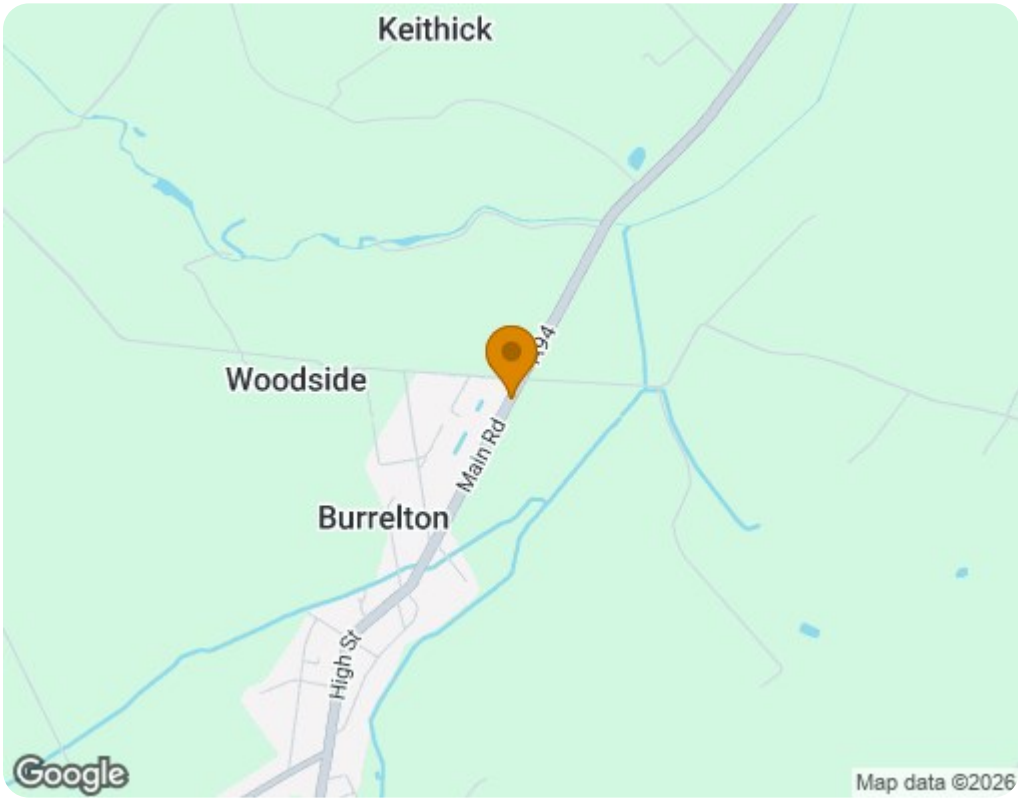
6'2" x 6'0" (1.90 x 1.85)





- Mid-Terraced House
- Two generous bedrooms
- Excellent renovation and development potential throughout
- Large private rear garden offering excellent outdoor space
- Private driveway to the front for off-street parking
- 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 | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| ScotlandEU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 77 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| ScotlandEU Directive 2002/91/EC | | |