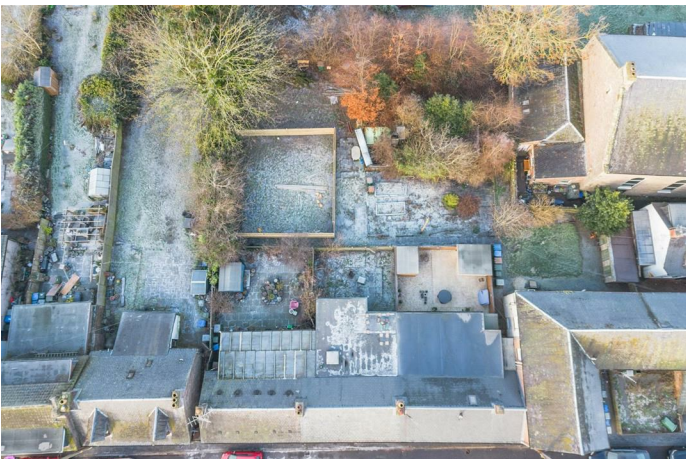


Simple Approach



**17 Precinct Street, Blairgowrie**

**PH13 9DG**

**Offers over £50,000**

This mid terraced house on Precinct Street offers an opportunity for buyers or investors looking for a full strip-back renovation project. The property is in very poor condition throughout and will require extensive works, making it suitable only for those prepared to take on a complete refurbishment from top to bottom.

Internally the property currently comprises a lounge, kitchen, two bedrooms and a bathroom. While the layout provides a solid starting point, the property is a blank canvas and should be viewed as a total renovation opportunity rather than a home ready for occupation. This is a project property with clear potential for those with vision, and experience. Once renovated, it could be transformed into a charming home or a worthwhile investment.

**Lounge**

13'3" x 12'4" (4.05 x 3.76 )

**Kitchen**

9'6" x 10'6" (2.92 x 3.21)

**Bathroom**

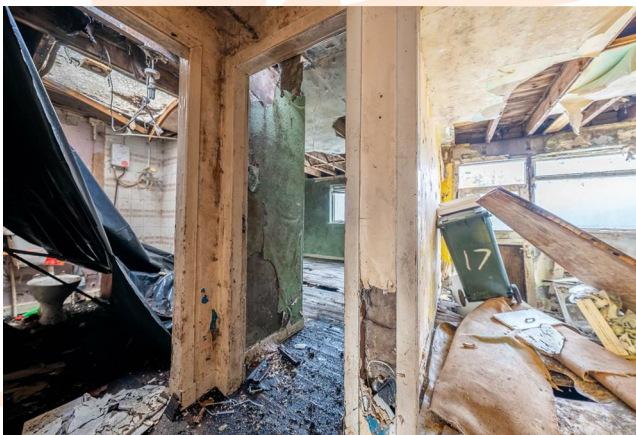
5'7" x 8'3" (1.71 x 2.54)

**Bedroom One**

12'11" x 14'1" (3.94 x 4.31)

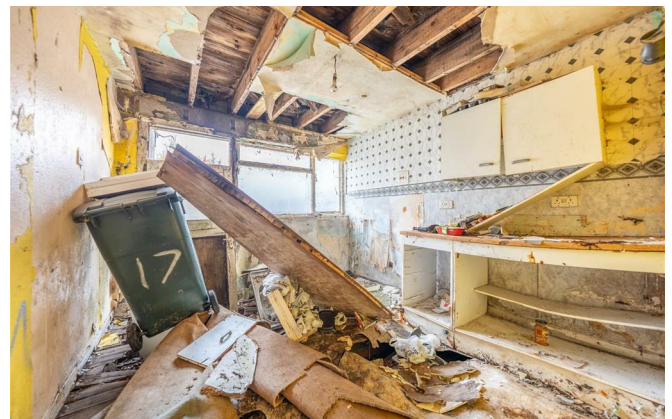
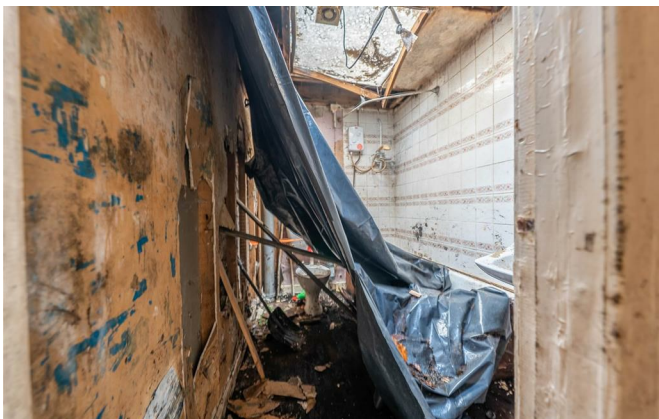
**Bedroom Two**

13'9" x 12'7" (4.21 x 3.84)






- This Property Doesn't Come With A Home Report As It Is A Full Renovation
- Mid Terraced House Requires complete strip-back renovation throughout
- Ideal for builders, developers or experienced renovators
- Blank canvas with scope to add value
- Sought after location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 