

22 Riverside Park, Blairgowrie, PH10 6GB

Offers over £209,000

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- Spacious three-bedroom duplex apartment
- Stunning elevated countryside views
- Modern fitted kitchen
- Two en-suites and additional WC
- Allocated off-street parking
- Prestigious Riverside Park development
- Bright open-plan living space
- Luxury principal bedroom suite
- Gas central heating and double glazing
- Walking distance to Blairgowrie town centre



Perched above the rooftops of Blairgowrie, this exceptional top-floor penthouse apartment offers a truly rare combination of luxury, space, and breathtaking natural views across the River Ericht and Perthshire treeline.

Extending to three spacious double bedrooms — two of which benefit from their own private ensuite facilities — this is a home that delivers a genuine boutique hotel experience at every turn. The master bedroom is nothing short of spectacular, featuring soaring vaulted ceilings, Velux skylights, and a stunning luxury spa bath positioned to capture uninterrupted views over the river — an indulgence you'll never tire of. The generous open-plan living and dining area is bathed in natural light from full-height glazed doors opening onto a private balcony, ideal for enjoying lazy mornings or Perthshire sunsets. The space has been finished to an outstanding standard throughout, with elegant detailing, quality flooring, and a layout that feels both spacious and effortlessly stylish. Additional benefits include a well-appointed kitchen, elegant entrance hallway, and a second ensuite bedroom perfect for guests who will inevitably never want to leave. Blairgowrie town centre is moments away, offering excellent everyday amenities, while Glenshee skiing, world-class golf courses, and the stunning Perthshire countryside are all on the doorstep. Perth and Dundee are both within easy commuting distance. A genuinely unique and luxurious home in one of Perthshire's most charming towns — early viewing is essential.







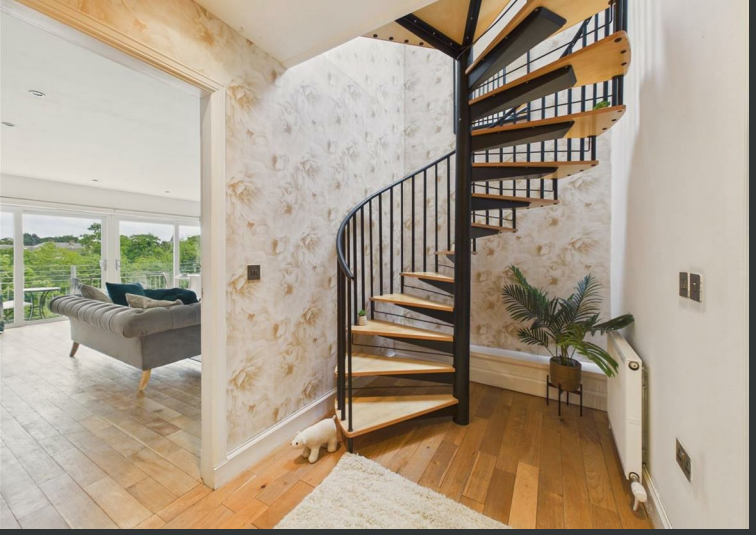




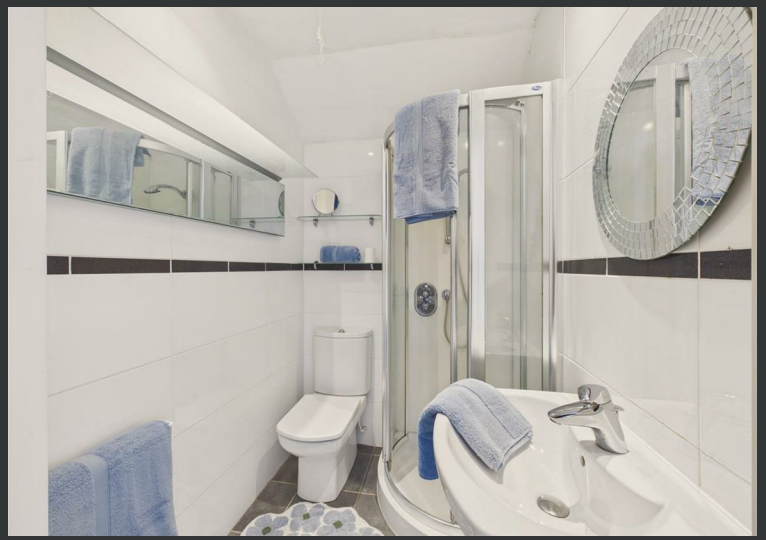
Location

Blairgowrie is one of Perthshire's most popular market towns, situated on the banks of the River Ericht and surrounded by beautiful countryside. The town offers an excellent range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities and highly regarded schools. Outdoor enthusiasts are particularly well catered for, with nearby walking, cycling, golfing and fishing opportunities, while the stunning landscapes of Highland Perthshire are within easy reach. Blairgowrie enjoys convenient transport connections to Perth, Dundee and the A90, making it an attractive location for commuters while retaining the charm, community spirit and lifestyle benefits of a thriving country town.



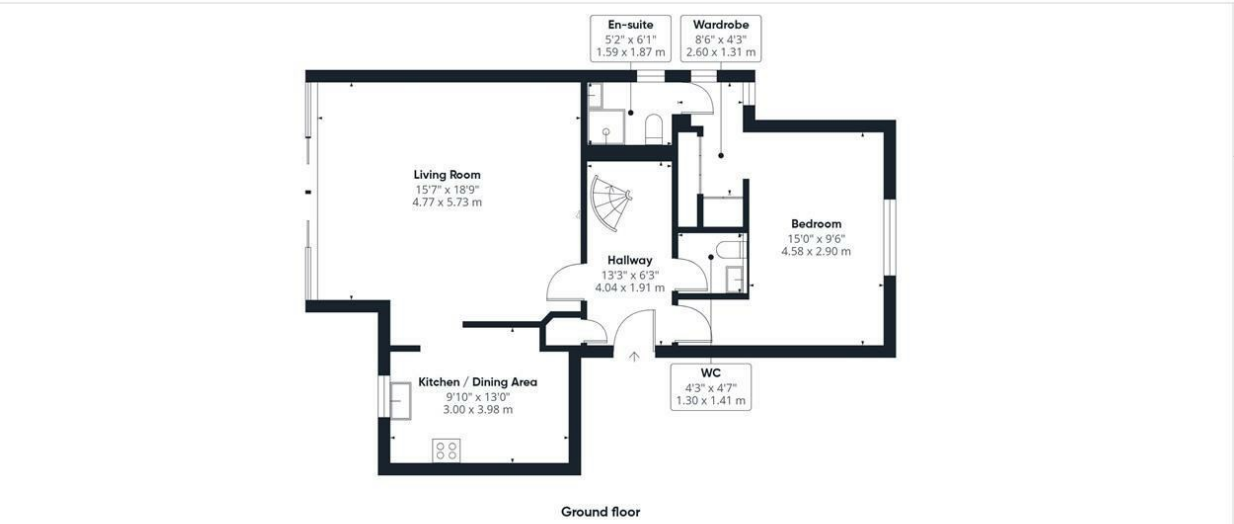




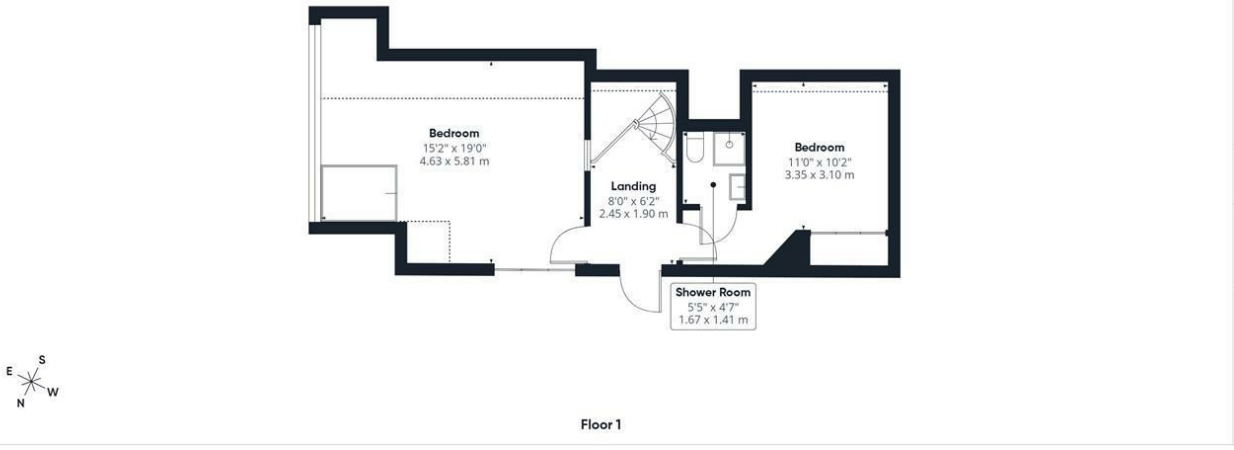








Ground floor



Floor 1

Approximate total area[1]

1341 ft²

124.5 m²

Reduced headroom

105 ft²

9.8 m²

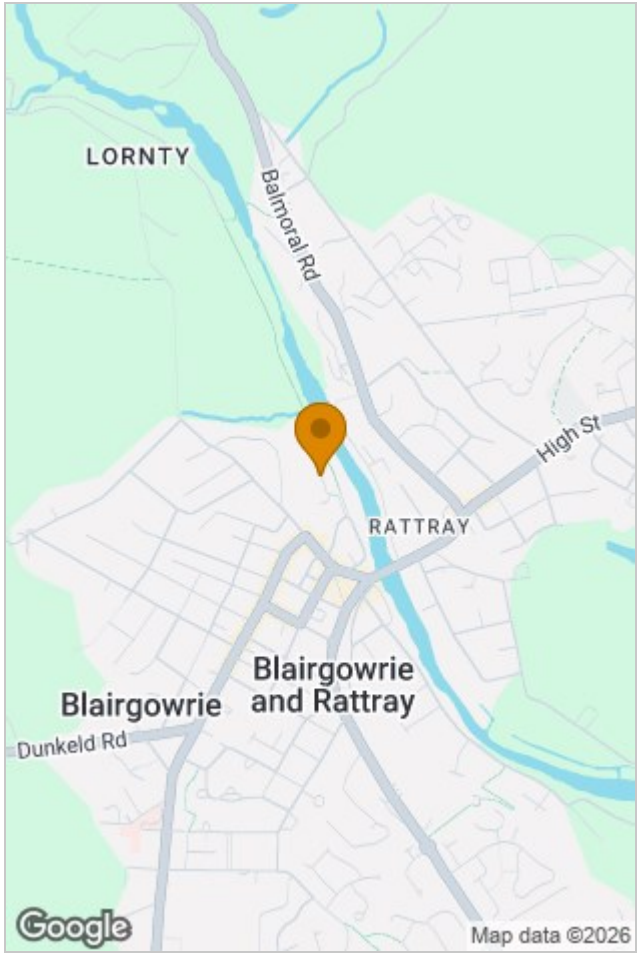
(1) Excluding balconies and terraces

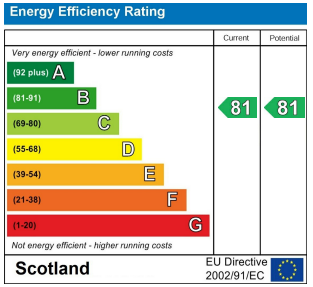
Reduced headroom

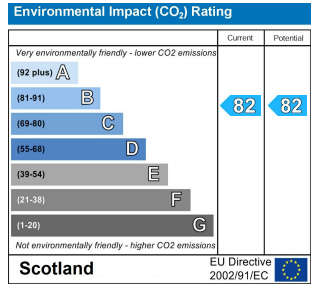
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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