

4 Ninians Court, Blairgowrie, PH10 7QH

Offers over £130,000

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LIFE IS BETTER WHEN WE'RE WALKING



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Blairgowrie, PH10 7QH

Offers over £130,000

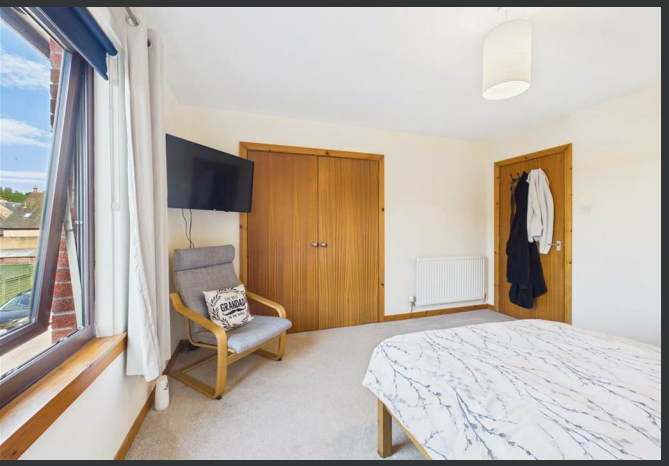
- Two double bedrooms
- Dining kitchen
- First-floor apartment
- Gas central heating
- Residents' parking
- Spacious living room
- Modern shower room
- Fresh neutral décor
- Double glazing
- Central Blairgowrie location

Beautifully presented and enjoying a peaceful position within a popular residential development, this spacious two-bedroom first-floor apartment offers an excellent opportunity for first-time buyers, downsizers or buy-to-let investors seeking a home close to the heart of Blairgowrie.

The accommodation is bright, well-proportioned and finished in fresh, neutral décor throughout. A welcoming entrance hall provides access to all rooms, while the generous living room offers plenty of space for both relaxing and entertaining. The spacious dining kitchen is fitted with an excellent range of units, ample worktop space and room for everyday dining. There are two generous double bedrooms, both offering comfortable accommodation and flexibility for guests or home working. A contemporary shower room completes the layout with a modern suite and stylish finish. Externally, the property benefits from residents' parking and well-maintained communal grounds, while its elevated position provides a pleasant outlook across the surrounding area. Double glazing and gas central heating ensure year-round comfort and efficiency. Ideally located within easy walking distance of Blairgowrie town centre, local shops, cafés, supermarkets and recreational facilities, this attractive apartment combines generous accommodation with a convenient location, making it a fantastic choice for a wide range of buyers.













Location

Blairgowrie is a thriving Perthshire town renowned for its friendly community, beautiful surroundings and excellent local amenities. The town offers a wide selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, along with both primary and secondary schooling. Outdoor enthusiasts are well catered for, with nearby woodland walks, riverside paths, golf courses and easy access to the Cairngorms National Park. Blairgowrie also enjoys excellent road links to Perth, Dundee and beyond, making it an ideal base for commuters while still offering the charm and lifestyle of a traditional market town surrounded by stunning Perthshire countryside.



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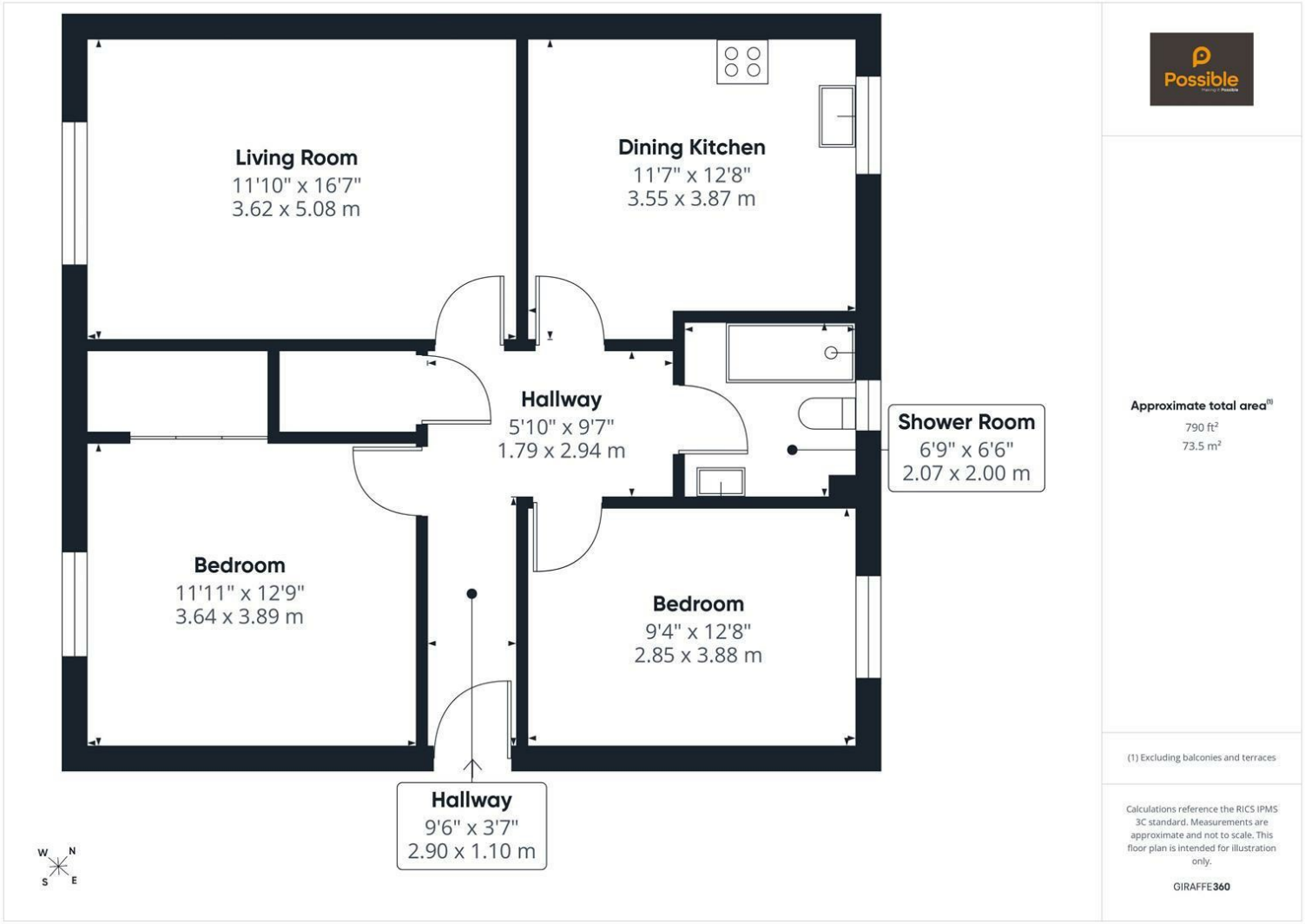

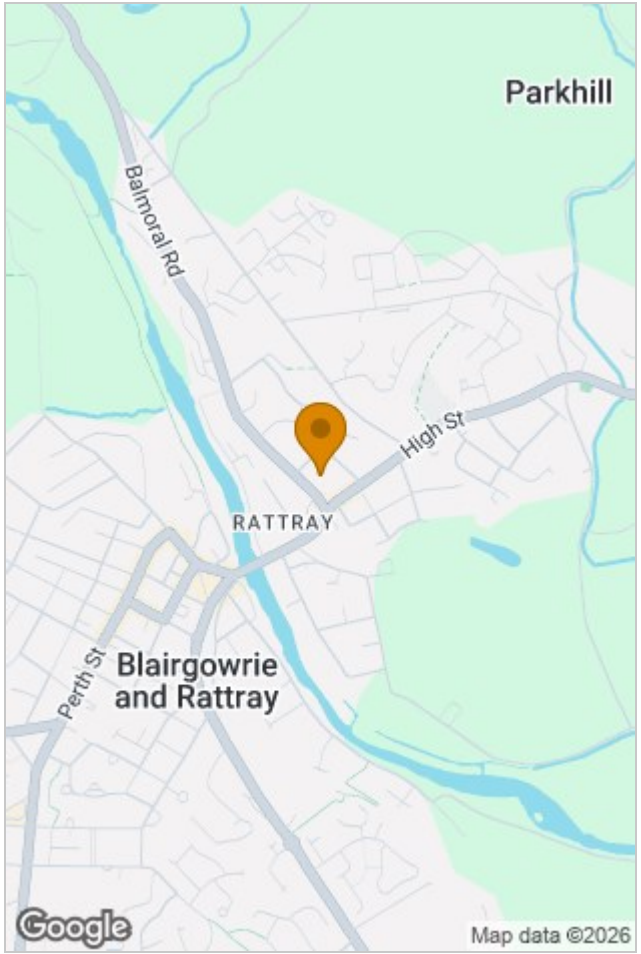

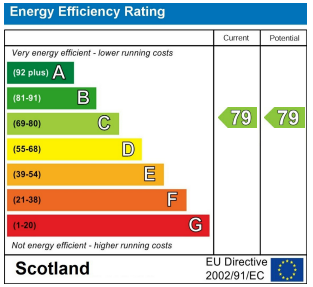

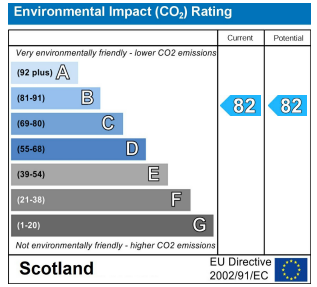

Viewing

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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