

71 West George Street, Blairgowrie, PH10 6DZ

Offers over £95,000

2 1 1 D









71 West George Street
Blairgowrie, PH10 6DZ

Offers over £95,000

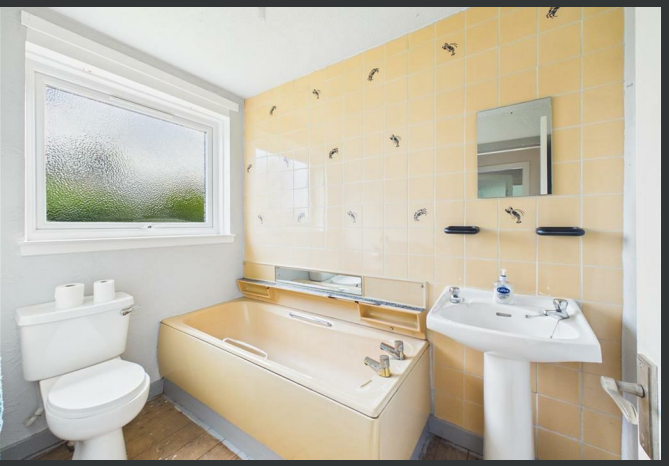
- Spacious ground floor flat
- Bright front-facing lounge
- Utility room
- Gas central heating
- Excellent renovation potential
- Flexible one or two-bedroom layout
- Separate dining room/home office
- Generous private garden with off street parking
- Double glazing
- Central Blairgowrie location

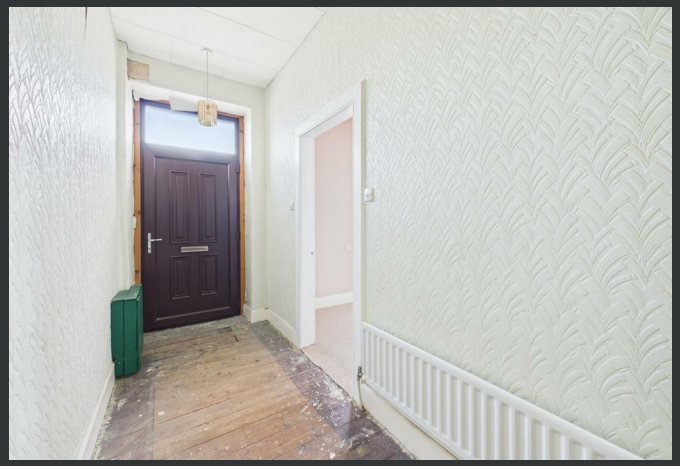
Situated in a convenient location close to the heart of Blairgowrie, this spacious ground floor flat offers generous accommodation, excellent outdoor space and fantastic potential for modernisation, making it an ideal purchase for first-time buyers, investors or anyone looking to create a home tailored to their own taste.

The accommodation begins with a welcoming entrance vestibule leading into a central hallway which provides access to all principal rooms. The bright front-facing lounge is generously proportioned and features a traditional fireplace, high ceilings and large windows that fill the room with natural light. To the rear, the spacious dining room offers excellent flexibility and could easily serve as a second bedroom, home office or additional reception room depending on individual requirements. The adjoining kitchen provides ample workspace and storage, while a separate utility room offers valuable additional practicality with access out to the private garden area. The principal double bedroom is well proportioned and enjoys a peaceful aspect overlooking the garden. Completing the accommodation is a family bathroom fitted with a bath, wash hand basin and WC. Externally, one of the property's standout features is the substantial enclosed rear garden, predominantly laid to lawn with mature trees, shrubs and planting, providing excellent outdoor space for relaxing, gardening or family enjoyment. Further benefits include gas central heating, double glazing and off-street parking. Offering spacious accommodation, flexible living space and outstanding potential for refurbishment, this characterful property presents an exciting opportunity to add value in a sought-after area of Blairgowrie.













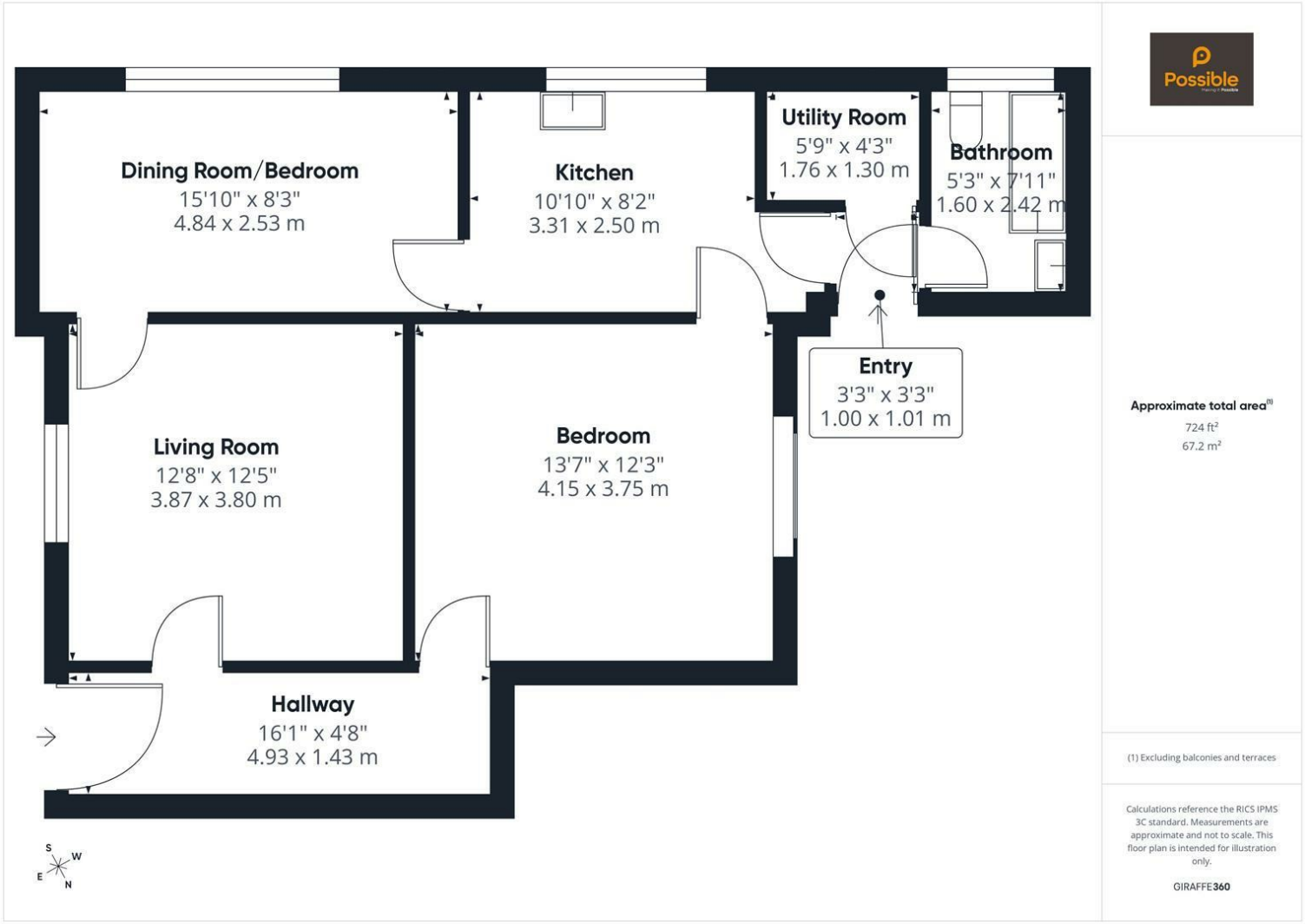
Location

West George Street enjoys a convenient position within easy walking distance of Blairgowrie town centre, where a wide range of independent shops, supermarkets, cafés, restaurants and everyday amenities can be found. The town also offers excellent healthcare facilities, primary and secondary schooling, leisure amenities and well-regarded golf courses. Blairgowrie is surrounded by beautiful Perthshire countryside, with numerous walking, cycling and outdoor pursuits available nearby. Excellent transport links provide straightforward access to Perth, Dundee and the A90, making the town popular with commuters while offering the benefits of a friendly market town and an excellent quality of life.







Approximate total area(1)

724 ft²

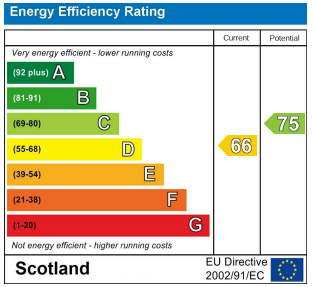
67.2 m²

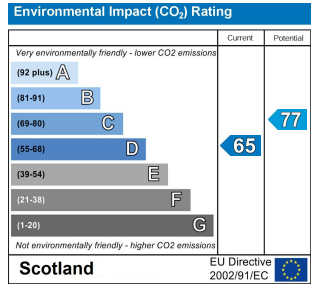
(1) Excluding balconies and terraces

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

GIRAFFE360







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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX
T. 01738 260 035 | hello@weareposible.co.uk
weareposible.co.uk