

2 Birnam Place Shaw Street, Blairgowrie, PH10 6EB

Offers over £75,000

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- Traditional ground floor apartment
- Bright lounge with wood-burning stove
- Generous dining kitchen
- Gas central heating
- Excellent central location
- Spacious double bedroom
- Character features throughout
- Contemporary bathroom
- Double glazing
- Ideal first home or investment

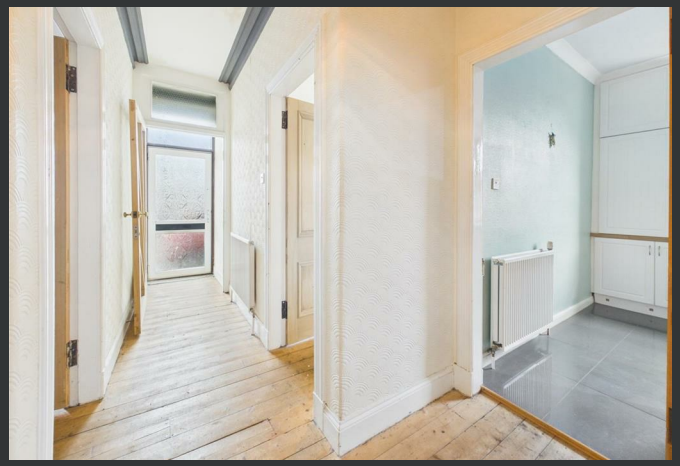
Situated within a traditional stone-built property on Shaw Street, this charming one-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers or buy-to-let investors seeking a home close to the heart of Blairgowrie. The property is full of character, boasting high ceilings, decorative cornicing, original timber flooring and attractive period detailing throughout. The bright and spacious lounge is flooded with natural light from the large front-facing window and features a charming wood-burning stove set within a feature fireplace, creating a warm and inviting living space. To the rear, the generous dining kitchen is fitted with a good range of modern units, ample worktop space and room for a dining table, making it ideal for everyday living and entertaining alike.
The well-proportioned double bedroom offers comfortable accommodation, while the stylish contemporary bathroom has been finished to a high standard with a freestanding bath, overhead shower and striking marble-effect wall panels. Further benefits include gas central heating, double glazing and useful built-in storage.

Conveniently located within easy walking distance of Blairgowrie town centre, the property enjoys excellent access to local shops, cafés, supermarkets, healthcare facilities and transport links, while nearby riverside walks and the beautiful Perthshire countryside provide fantastic opportunities for outdoor recreation.













Location

Located on Shaw Street in the heart of Blairgowrie, the property enjoys excellent access to the town's wide range of amenities including supermarkets, independent retailers, cafés, restaurants, healthcare services and leisure facilities. Blairgowrie is renowned for its friendly community, scenic riverside walks along the River Ericht and easy access to the beautiful Perthshire countryside. Excellent road links provide straightforward commuting to Perth, Dundee and the A90, while nearby golf courses, fishing, walking and cycling routes make the area particularly attractive to outdoor enthusiasts. This convenient central location offers an ideal blend of town living and countryside surroundings.













Approximate total area(1)

518 ft²

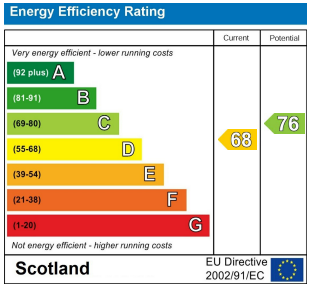
48.1 m²

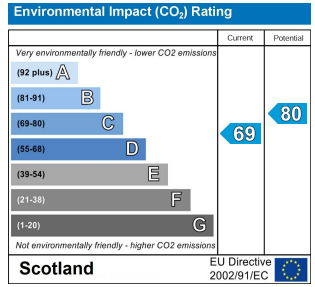
(1) Excluding balconies and terraces

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

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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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