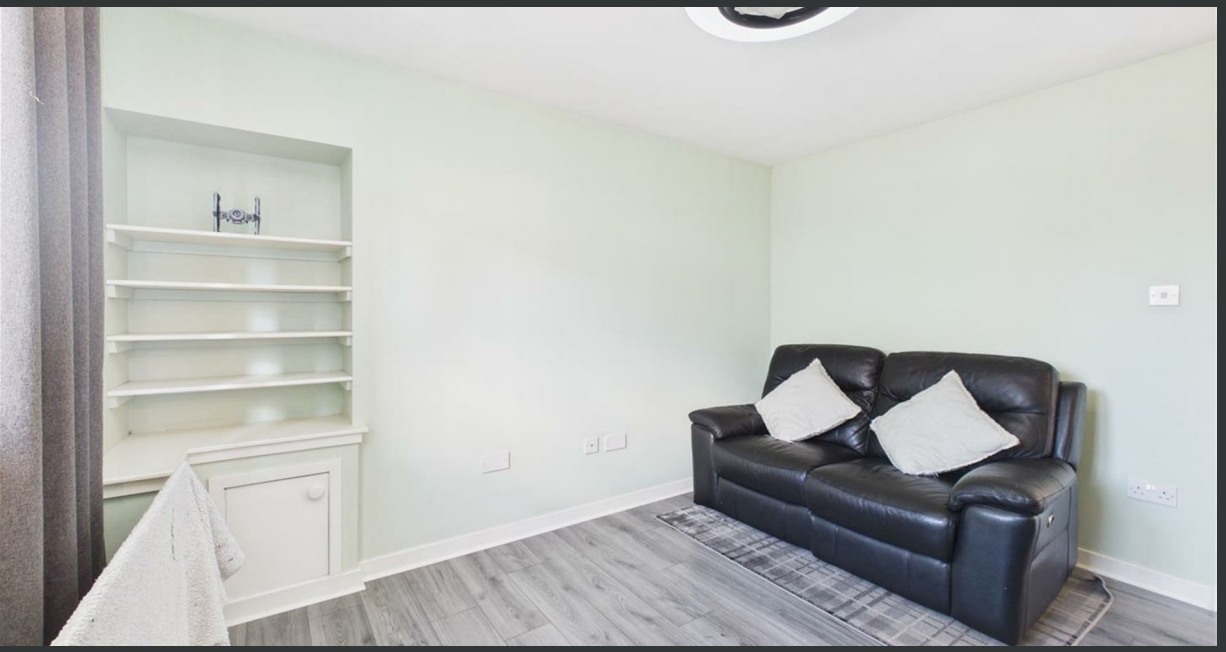


Possible
Making it Possible

21 Bank Street, Blairgowrie, PH10 6DE
Offers over £90,000

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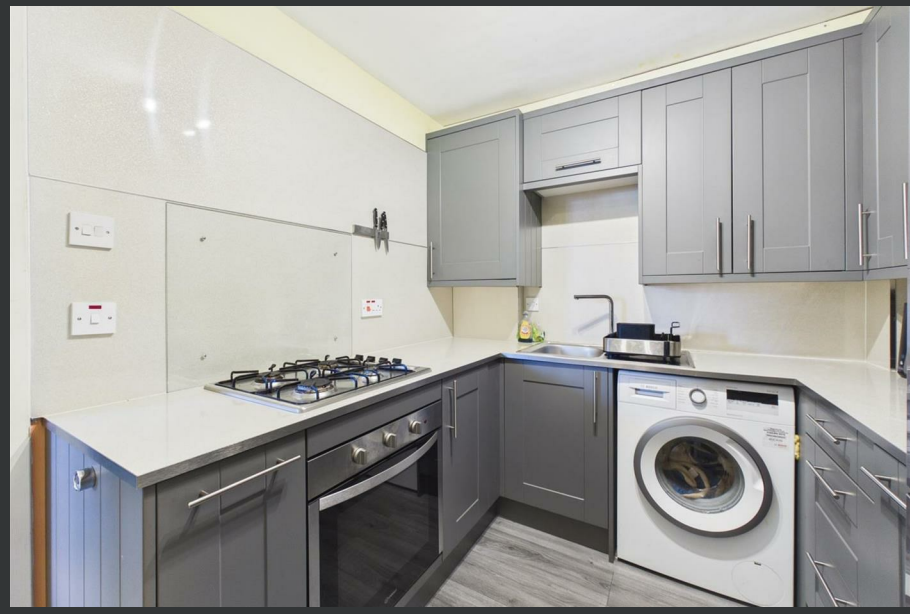
21 Bank Street
Blairgowrie, PH10 6DE

Offers over £90,000

- Two-bedroom home
- Accommodation over three levels
- Modern fitted kitchen
- Generous upper-floor bedroom
- Useful basement space
- Corner position on Bank Street
- Comfortable living room
- Ground-floor bedroom
- Ground-floor shower room
- Communal access to rear garden

Positioned on the corner of Bank Street in Blairgowrie, this appealing two-bedroom home offers well-proportioned accommodation arranged across three levels, including a useful basement and a generous upper-floor bedroom.

The ground floor is entered into a hallway which provides access to the main living accommodation. The living room is a comfortable and bright space with contemporary flooring and useful recessed shelving, while the adjoining kitchen is fitted with a modern range of grey units, contrasting worktops and ample storage and preparation space. Also on this level is a ground-floor bedroom, which could equally lend itself to use as a home office or additional sitting room, along with a shower room. Upstairs, the substantial principal bedroom provides excellent proportions, with windows and a rooflight bringing in plenty of natural light. Sloping ceilings add character to the room, while a fireplace recess provides an attractive focal point. Accessible via a staircase in the kitchen, the property also benefits from a basement, providing valuable additional space for storage or other practical uses. Externally, there is communal access to the garden space to the rear. With its flexible layout, central Blairgowrie setting and useful additional basement accommodation, 21 Bank Street offers an interesting home with plenty of versatility.







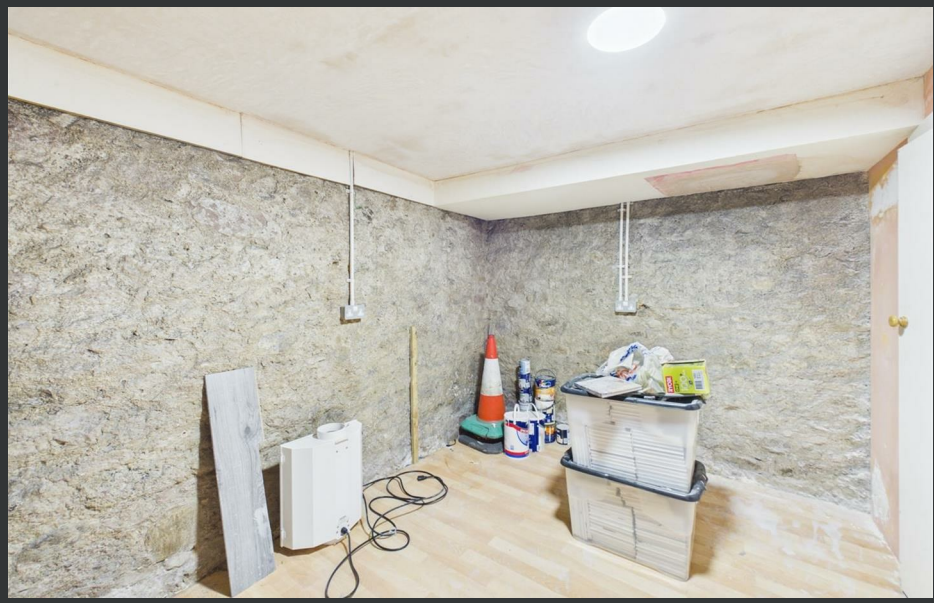






Location

Bank Street enjoys a convenient position within Blairgowrie, a popular Perthshire town offering a broad selection of everyday amenities, independent shops, cafés and services. The town is surrounded by attractive countryside and provides straightforward road connections towards Perth, Dundee and the wider Perthshire area. Blairgowrie is also well placed for enjoying the outdoor opportunities found throughout Strathmore and the nearby Perthshire hills. The property's central setting makes it a practical base for accessing the town's facilities while retaining easy links to the surrounding countryside.





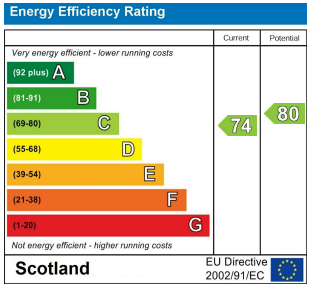


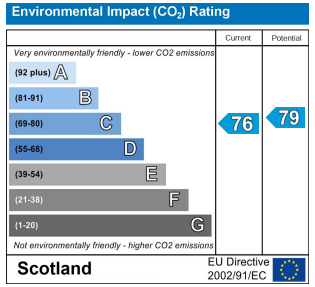



NO ENTRY









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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