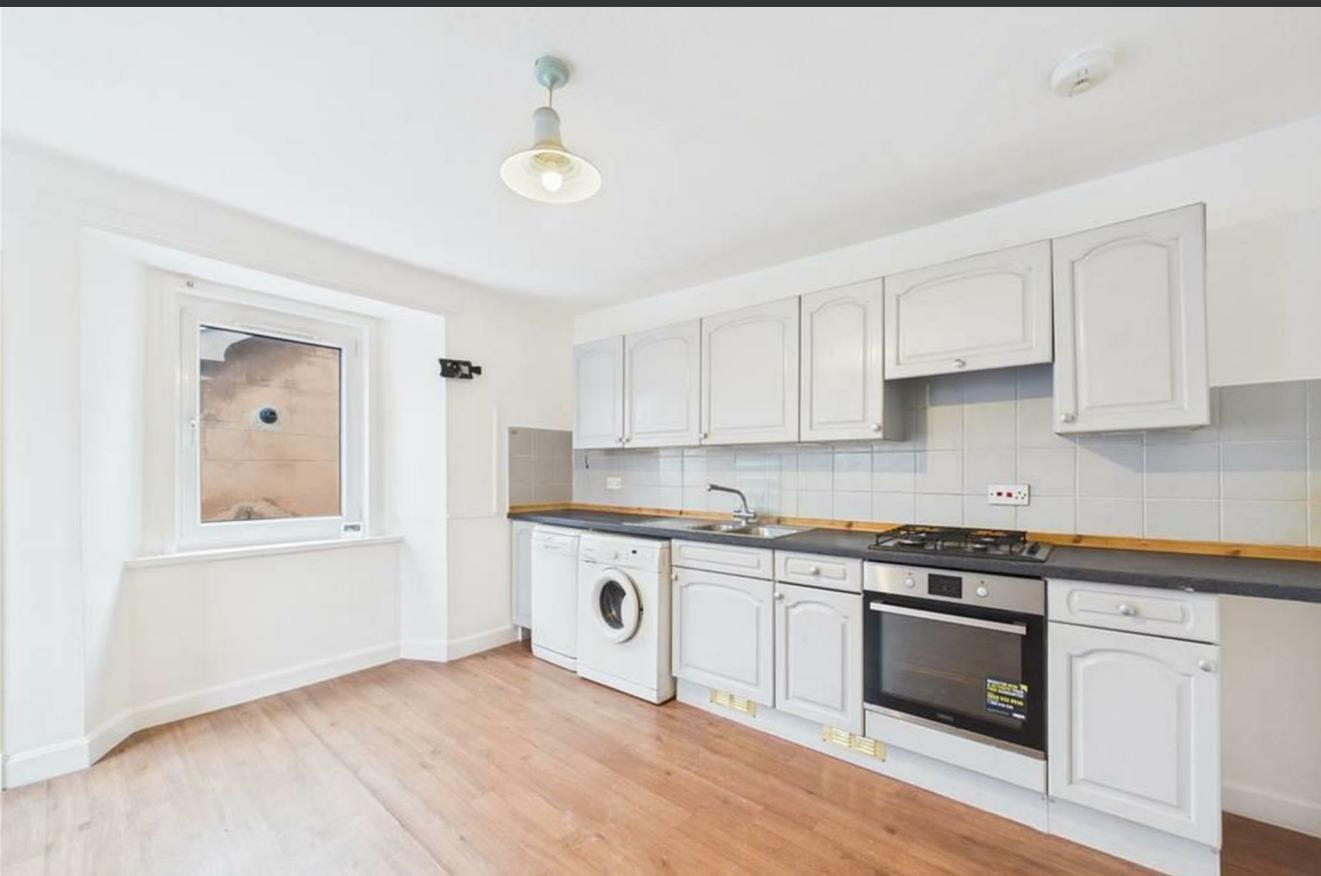




9 Perth Street, Blairgowrie, PH10 6DQ  
Offers over £130,000

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# 9 Perth Street Blairgowrie, PH10 6DQ

- Three-bedroom maisonette
- Bright and spacious living room
- Contemporary bathroom with shower over bath
- Flexible third bedroom/home office
- Private garage
- Accommodation over three levels
- Modern fitted kitchen
- Two generous upper-floor double bedrooms
- Large enclosed rear garden
- Central Blairgowrie location

Located in the heart of Blairgowrie, this spacious and three-bedroom maisonette offers generous accommodation across three levels, along with a private garden area to the rear. Blending traditional character with fresh, modern interiors, this is an ideal home for families, first-time buyers or those seeking a central lifestyle location.

The property is accessed via its own entrance leading to the first floor. Here, a bright and welcoming living room enjoys excellent natural light and comfortable proportions, creating an inviting space to relax or entertain. The fitted kitchen offers ample storage and worktop space, with room for dining. A well-proportioned bedroom on this level provides flexibility for guests or home working. On the upper floor, there are two further generous double bedrooms, both freshly decorated and filled with natural light. A contemporary family bathroom with shower over bath serves the home and is finished in fresh, neutral tones. Externally, the property benefits from a large enclosed garden to the rear - mainly laid to lawn - offering excellent outdoor space rarely found with properties of this style. There is also a double garage providing valuable storage or off-street parking. Offering space, character and convenience in equal measure, this attractive home is perfectly positioned within walking distance of local shops, schools and amenities.

Offers over £130,000





## Location

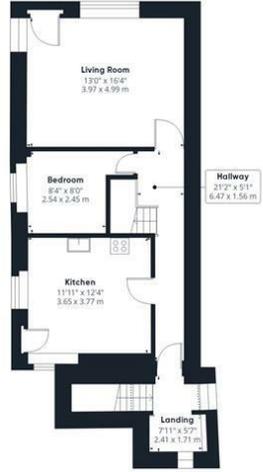
Blairstown is a thriving market town set on the banks of the River Erich, known for its strong community spirit and excellent local amenities. The town offers a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities, along with reputable primary and secondary schooling. Surrounded by beautiful Perthshire countryside, Blairstown provides easy access to walking, cycling and outdoor pursuits, as well as renowned golf courses. The town is well positioned for commuting, with Perth approximately 20 minutes away and convenient road links to Dundee, Edinburgh and Glasgow, making it ideal for both families and professionals.







Ground floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1124 ft<sup>2</sup>  
104.5 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

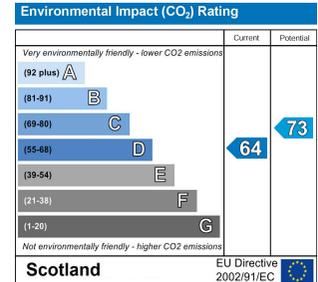
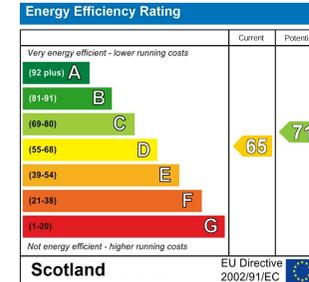
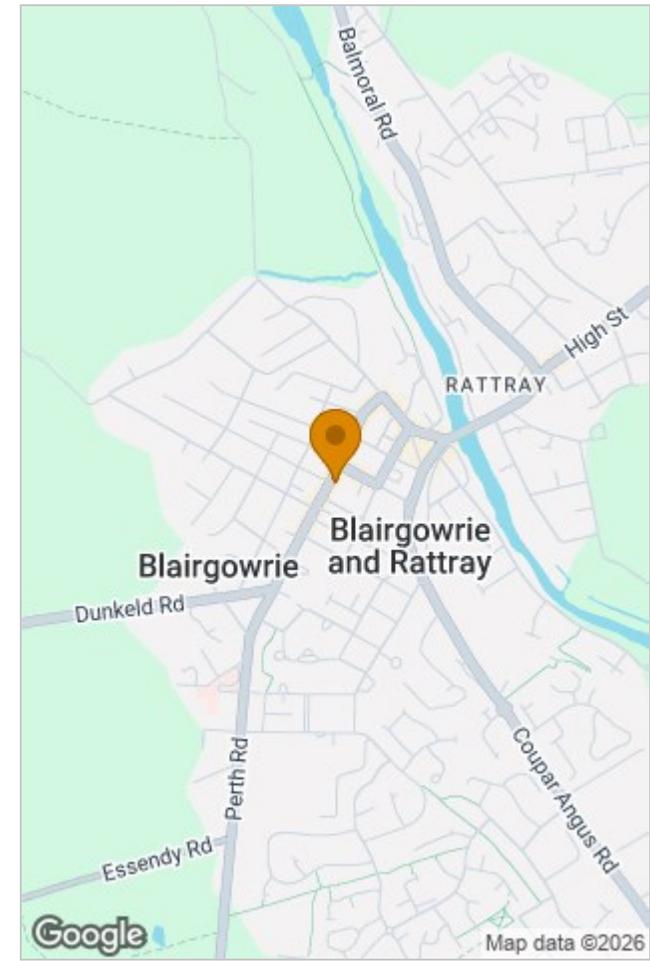
(1) Excluding balconies and terraces.

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.

