



4 Back Row, Blairgowrie, PH10 7DT
Offers over £130,000



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- Charming two-bedroom home
- Modern fitted kitchen with dining space
- Contemporary bathroom with shower over bath
- Private enclosed garden
- Ideal for first-time buyers or downsizers
- Bright and comfortable living room
- Two generous double bedrooms
- Neutral décor throughout
- Low-maintenance outdoor space
- Convenient and popular location

This charming and beautifully presented two-bedroom home offers stylish accommodation over two levels, perfectly suited to first-time buyers, downsizers or investors seeking a move-in ready property.

The ground floor features a bright and welcoming living room, finished in neutral tones and providing a comfortable space to relax. A modern and well-appointed kitchen offers ample storage & worktop space, with room for everyday dining. Upstairs, the property comprises two generous double bedrooms, both tastefully decorated and offering excellent storage options. A contemporary family bathroom completes the accommodation, featuring a clean and modern finish with shower over bath. Externally, the property benefits from a private and enclosed garden designed for low maintenance, with a combination of patio, grass and gravel areas, ideal for outdoor seating and entertaining. The property offers an attractive traditional façade with a welcoming entrance. Combining character with modern upgrades, this home provides comfortable living in a convenient and sought-after location close to local amenities.

Offers over £130,000





Location

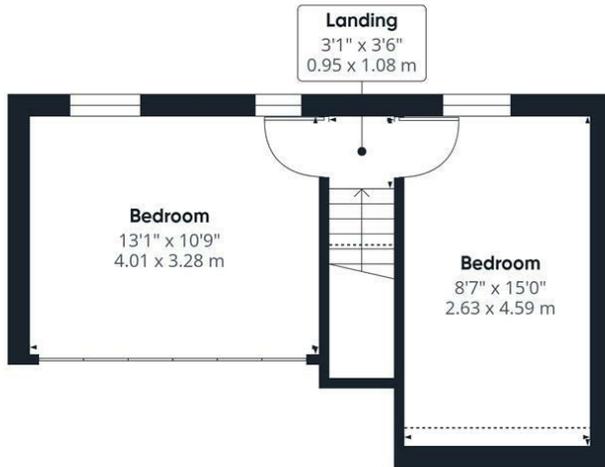
Back Row is located within the popular area of Rattray, neighbouring the vibrant town of Blairgowrie in Perthshire. The area offers a wide range of local amenities including shops, cafés, supermarkets, schools and leisure facilities. Blairgowrie is renowned for its scenic setting along the River Erich and provides access to beautiful countryside, walking trails and outdoor pursuits. The location also benefits from good transport links to Perth, Dundee and beyond, making it ideal for commuters. Combining a peaceful residential setting with easy access to everyday amenities, Rattray remains a highly desirable place to live for a range of buyers.







Ground floor



Floor 1



Approximate total area⁽¹⁾

651 ft²
60.4 m²

Reduced headroom

23 ft²
2.2 m²

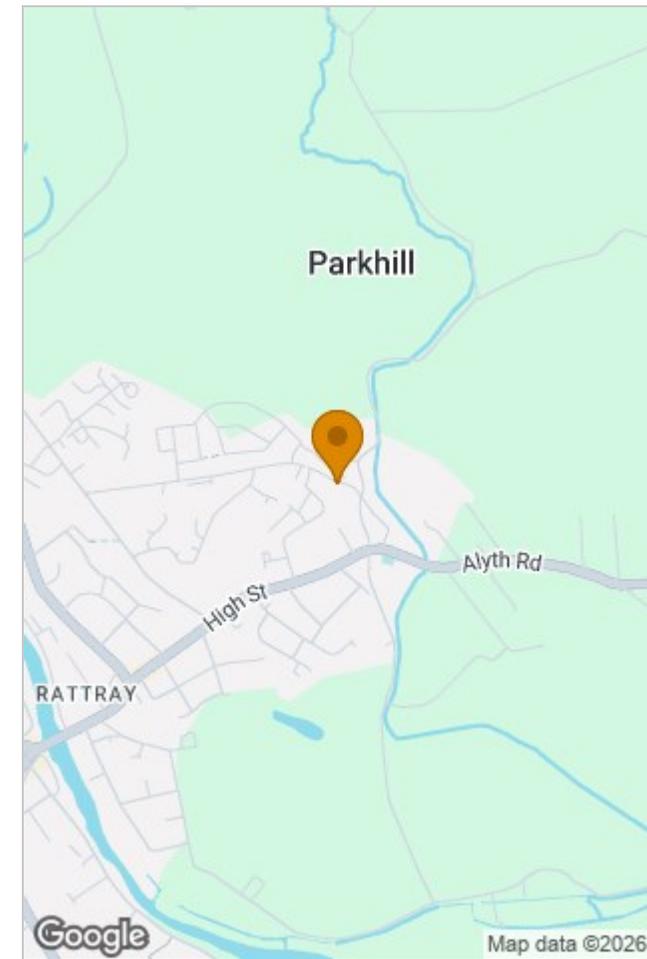
(1) Excluding balconies and terraces.

Reduced headroom

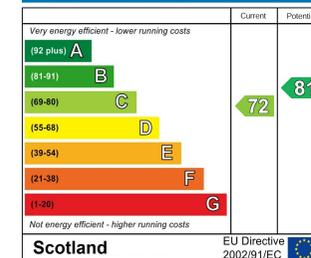
..... Below 5 ft/1.5 m

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

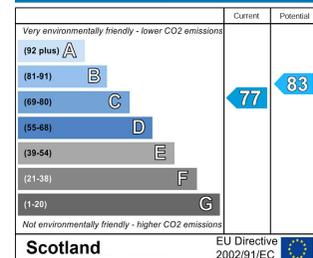
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Viewing

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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.

