



20 George Street, Blairgowrie, PH10 6HA
Offers over £119,995

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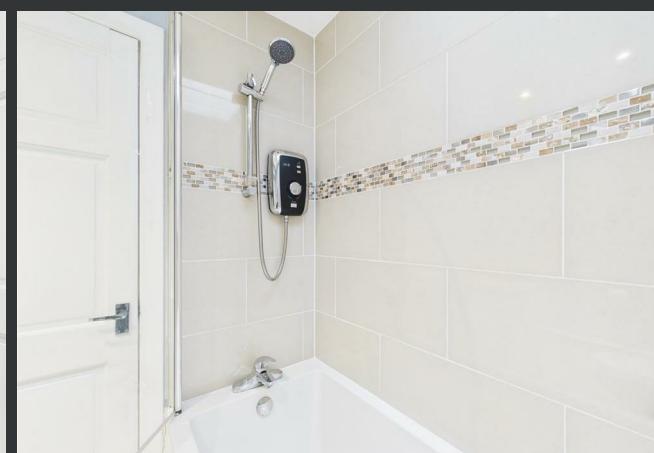
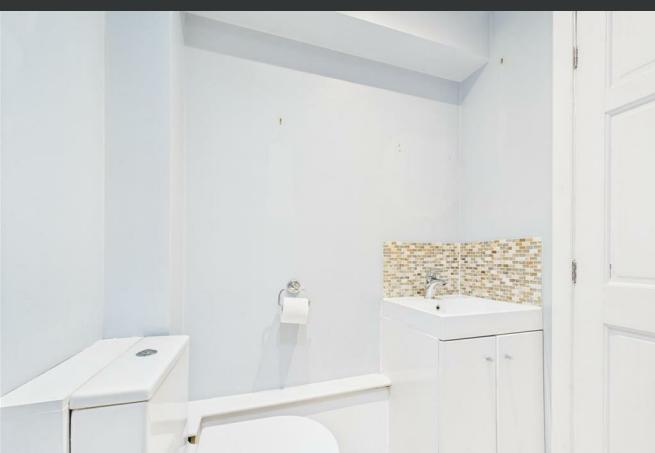
20 George Street Blairgowrie, PH10 6HA

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- Two-bedroom end-terraced cottage
- Galley-style kitchen with rear garden access
- Modern downstairs bathroom
- Enclosed, low-maintenance rear garden
- Walkable to town centre and river
- Lounge with front-facing window
- Spacious upstairs principal bedroom with potential for en -suite
- Versatile second bedroom on ground floor
- Double glazing and electric heating
- Ideal for first-time buyers or investors

Situated on a quiet residential street just a short walk from Blairgowrie town centre, 20 George Street is a charming two-bedroom end-terraced cottage offering character, space and flexibility across two levels.

The ground floor features a bright and welcoming lounge with front-facing window, a stylish galley kitchen with mosaic tiled splashback and direct access to the rear garden, a modern bathroom with white suite, and a versatile second bedroom that could also serve as a home office or dining space. Upstairs, you'll find the principal bedroom which benefits from built-in storage and an allocated room for en suite. The upper floor offers a peaceful and private space ideal for relaxing at the end of the day. Outside, the fully enclosed rear garden has been designed for low maintenance with paving, gravel and mature hedging providing privacy and a lovely spot for outdoor dining or unwinding. This attractive home is double glazed and has electric heating throughout. With its convenient layout and central location, it would be perfect for first-time buyers, downsizers, or those looking for a buy-to-let opportunity. Only a short stroll from shops, cafes, transport links and scenic walks along the River Ericht, this property offers a fantastic lifestyle in a vibrant and well-connected town.





Location

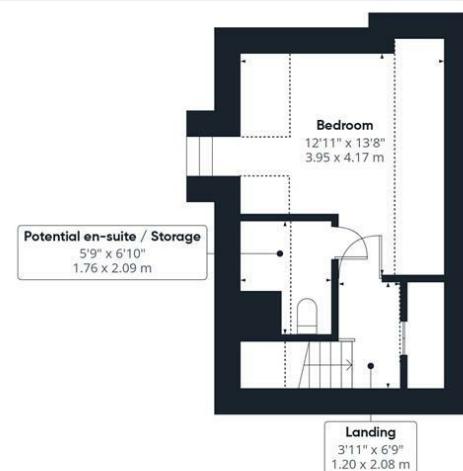
Blairgowrie is a thriving Perthshire town known for its welcoming community, attractive riverside setting and scenic countryside. It offers a wide variety of independent shops, cafes, supermarkets and local services, along with primary and secondary schools. Outdoor activities are plentiful, from walking and cycling to golfing and skiing at nearby Glenshee. The River Ericht provides beautiful walks right through town, and Perth city is just a 30-minute drive away for further amenities and transport links. With its blend of convenience and character, Blairgowrie is a superb place to call home for all ages.







Ground floor



Floor 1



Approximate total area⁽¹⁾

698 ft²
64.9 m²

Reduced headroom

79 ft²
7.3 m²

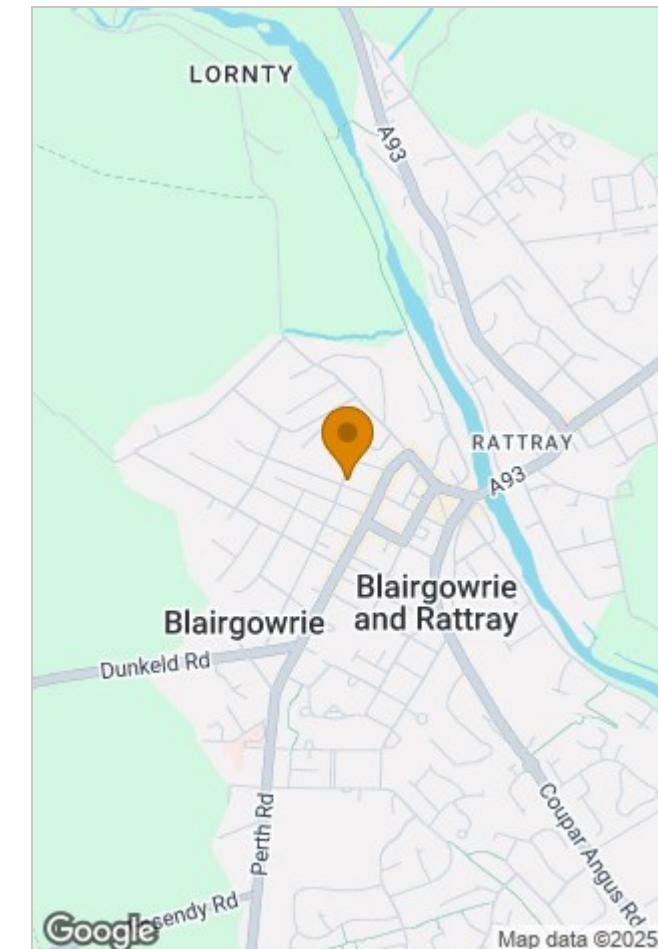
(1) Excluding balconies and terraces

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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		62
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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.