



14d Emma Street, Blairgowrie, PH10 6NT
Offers over £90,000





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- Attractive maisonette
- Modern dining kitchen
- Contemporary bathroom
- Off-street parking to rear
- Central Blairgowrie location
- Spacious living room
- Two generous double bedrooms
- Move-in condition
- Private external staircase access
- Close to local amenities

Set within the heart of Blairgowrie, this charming two-bedroom maisonette offers a stylish and spacious home, ideal for first-time buyers, downsizers, or investors. Decorated in light tones, the property combines modern finishes with generous proportions, creating a welcoming and move-in-ready home. The accommodation is set across two levels and the ground floor features a newly fitted dining kitchen, finished with sleek grey units and wood effect worktops providing both functionality and style. A generous lounge offers flexible space for relaxation or entertaining.

Upstairs, there are two large double bedrooms, both enhanced by dormer windows that flood the rooms with natural light while providing lovely views over Blairgowrie. A modern bathroom, complete with a three-piece suite and shower over the bath, serves the bedrooms. Externally, the property benefits from off-street parking to the rear and access via a private external staircase. Its central location ensures all local amenities are close by, including shops, cafes, schools, and excellent transport links. This property offers a superb opportunity to acquire a stylish and well-presented home in a popular residential setting.

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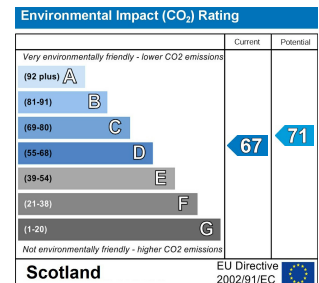
Location

Blairgowrie is a vibrant market town in Perthshire, well known for its welcoming community, rich history, and picturesque surroundings. The River Erich flows through the town, offering riverside walks and outdoor pursuits, while the nearby Glenshee Ski Centre provides year-round leisure opportunities. The town boasts excellent amenities including supermarkets, independent shops, cafes, and restaurants, as well as primary and secondary schooling. Road links provide easy access to Perth, Dundee, and further afield, making it ideal for commuters. Blairgowrie combines the charm of rural living with the convenience of modern facilities, making it a highly desirable place to call home.





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