



14d Emma Street, Blairgowrie, PH10 6NT

Offers over £90,000





- 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.





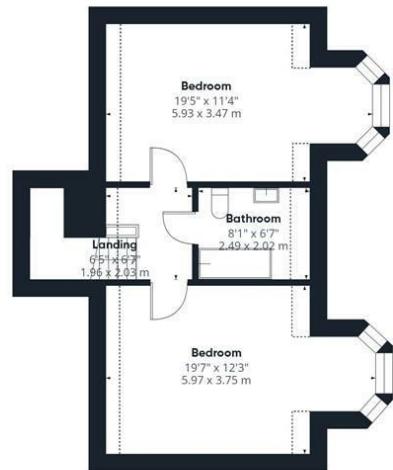
Location

Blairgowrie is a vibrant market town in Perthshire, well known for its welcoming community, rich history, and picturesque surroundings. The River Ericht 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.





Ground floor



Floor 1



Approximate total area⁽¹⁾

862 ft²
80.1 m²

Reduced headroom

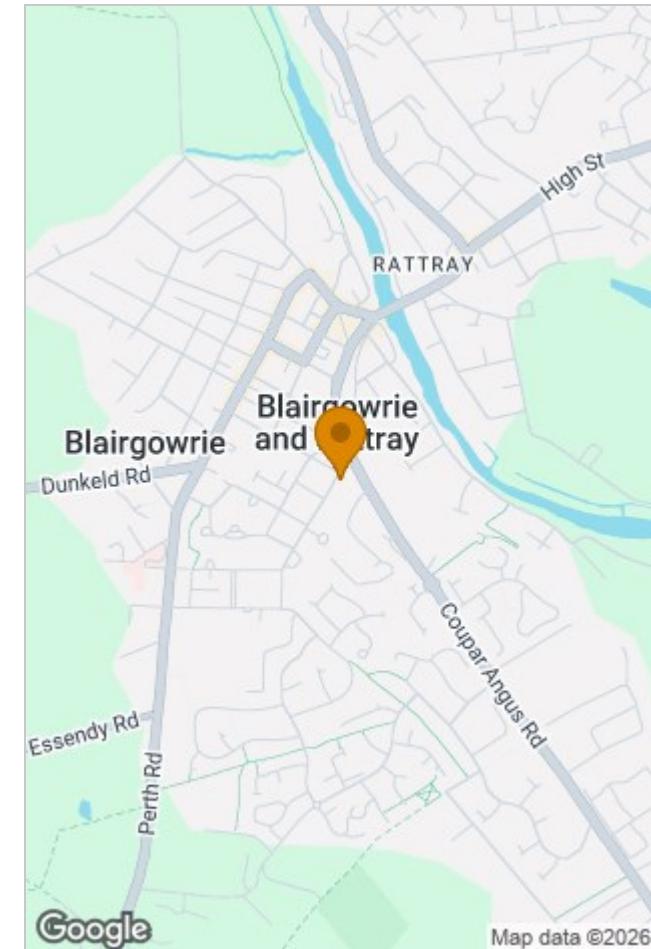
50 ft²
4.6 m²

(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.

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Map data ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		
(69-80) C	67	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

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