



PRIVATE
PARKING
RESIDENTS ONLY

15 Riverside Court, Blairgowrie, PH10 7BG
Offers over £87,500

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- Spacious first-floor apartment
- Bright lounge with private balcony
- Contemporary shower room
- Double glazing throughout
- Two generous double bedrooms
- Riverside and woodland outlook
- Gas central heating
- Walking distance to town centre

Set within the Riverside Court development in Rattray, this bright and spacious two-bedroom first-floor apartment enjoys an enviable position overlooking mature woodland and the River Erich, while being just a short walk from Blairgowrie town centre and its excellent range of amenities.

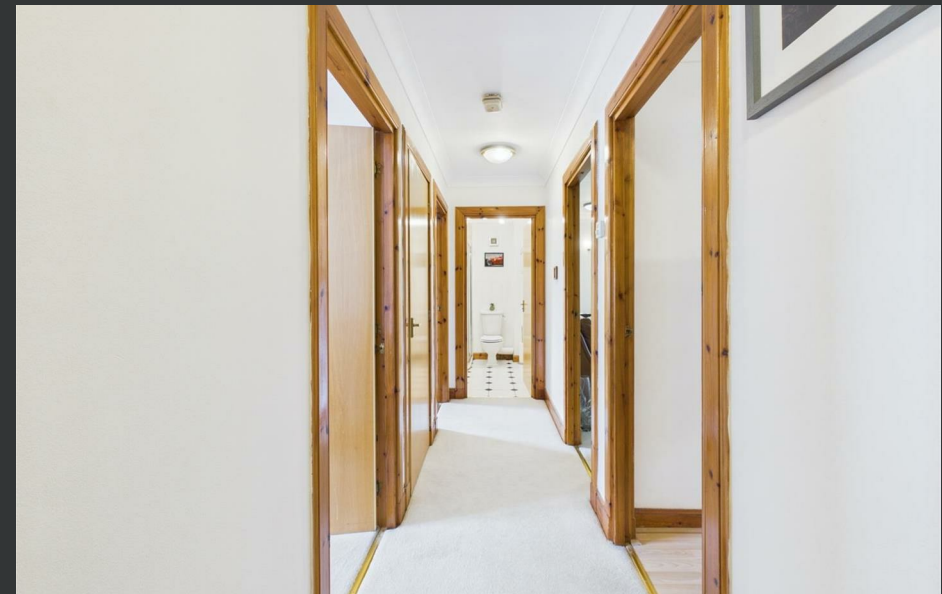
The accommodation is well proportioned throughout and begins with a welcoming entrance hallway providing access to all rooms and useful storage. The generous lounge is flooded with natural light and benefits from French doors opening onto a private balcony, creating the perfect place to enjoy the peaceful surroundings and attractive riverside outlook. The fitted kitchen offers ample wall and base units, generous worktop space and room for casual dining, making it both practical and functional for everyday living. There are two spacious double bedrooms, both offering excellent proportions and fitted storage, with the principal bedroom enjoying a bright front-facing aspect. The contemporary shower room has been modernised with a large walk-in shower enclosure, wash hand basin and WC finished in neutral tones. The property further benefits from gas central heating, double glazing, secure communal entrance and residents' parking. Riverside Court is ideally positioned for those seeking convenience without compromising on tranquillity. Blairgowrie's shops, cafés, supermarkets, healthcare facilities and leisure amenities are all within easy walking distance, while picturesque riverside walks begin virtually on the doorstep. Offering generous accommodation, peaceful surroundings and a highly convenient location, this excellent apartment will appeal to first-time buyers, downsizers, retirees and buy-to-let investors alike.



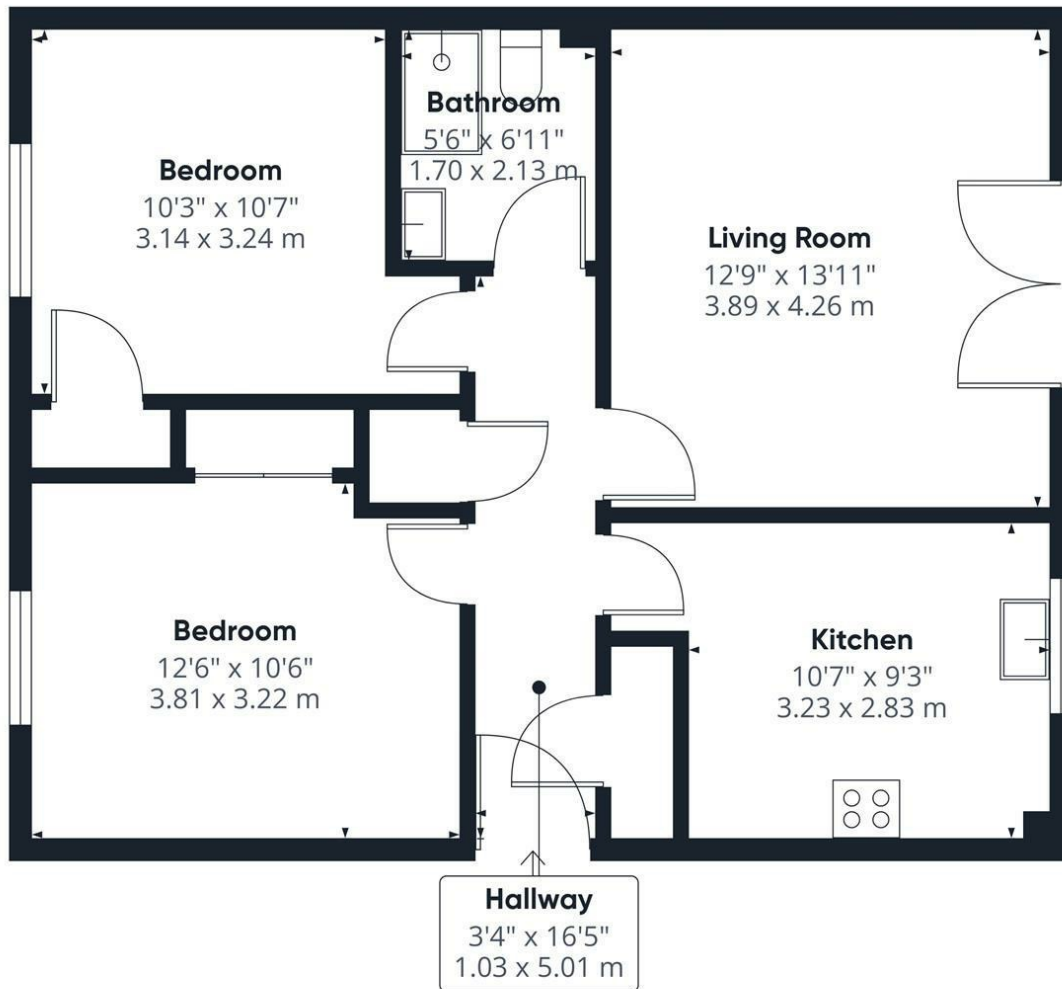


Location

Riverside Court enjoys a highly convenient location within Rattray, adjacent to Blairgowrie town centre. Residents benefit from easy access to supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities, all within comfortable walking distance. The picturesque River Ericht and its scenic walking routes are on the doorstep, providing beautiful outdoor space to enjoy throughout the year. Blairgowrie is well regarded for its welcoming community, golf courses, sports facilities and access to Perthshire's stunning countryside. Excellent road connections to Perth, Dundee and the A90 make the area particularly attractive for commuters while retaining the relaxed atmosphere of a thriving market town.





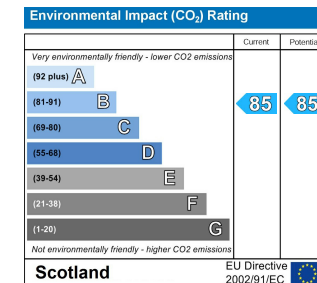
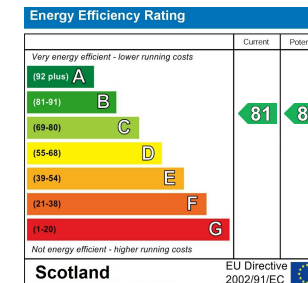
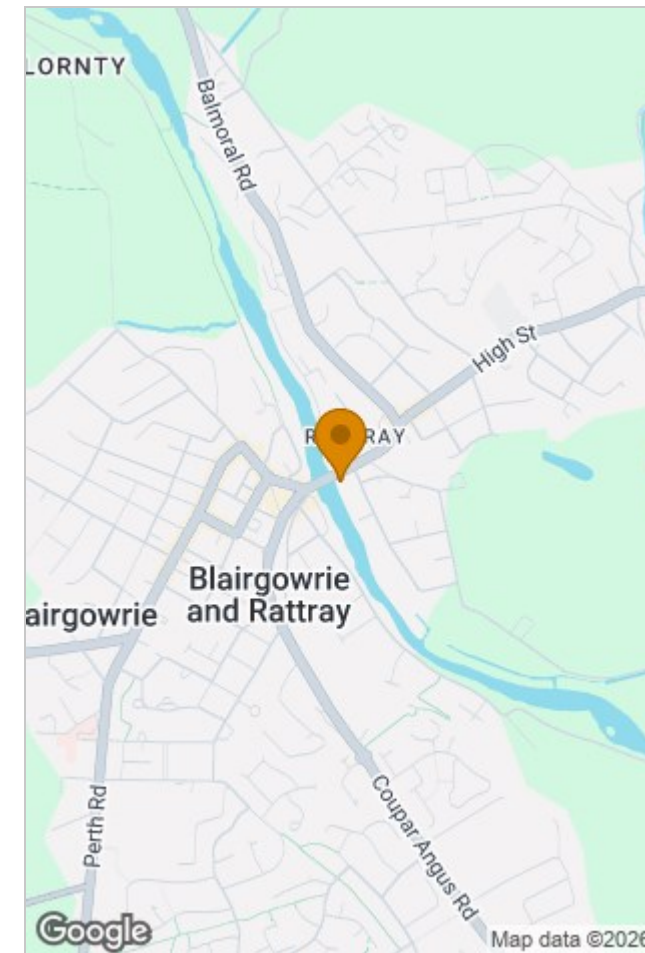


Approximate total area⁽¹⁾
662 ft²
61.4 m²

(1) Excluding balconies and terraces

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.

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