



64 Riverside Park, Blairgowrie, PH10 6GB  
Offers over £139,950





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- Attractive 2nd floor flat
- Generous living room/dining area
- Secure entry system
- Private balcony
- Allocated parking space
- 2 double bedrooms 1 en-suite
- Move-in condition
- Gas central heating
- Attractive views
- Good storage space

Presented in move-in condition, this attractive two bedroom (1 en-suite) apartment is positioned on the second floor. Boasting bright and generous accommodation throughout, the property enjoys a peaceful position within the town and boasts some fantastic riverside views. It also features gas central heating, double glazing, good storage space, secure entry into the building, allocated parking and its very own private balcony.

The accommodation comprises of a hallway with useful storage cupboard, a large living room with space for dining and access out onto the private balcony, a modern kitchen, bathroom, master bedroom with its own en-suite shower room and a further double bedroom. Both bedrooms also feature built-in wardrobes.



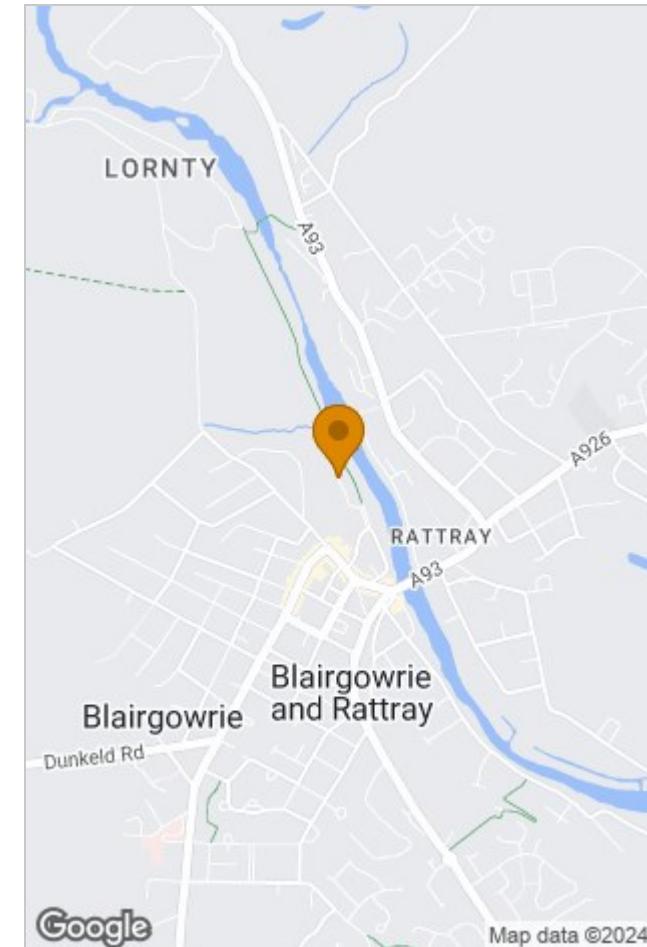
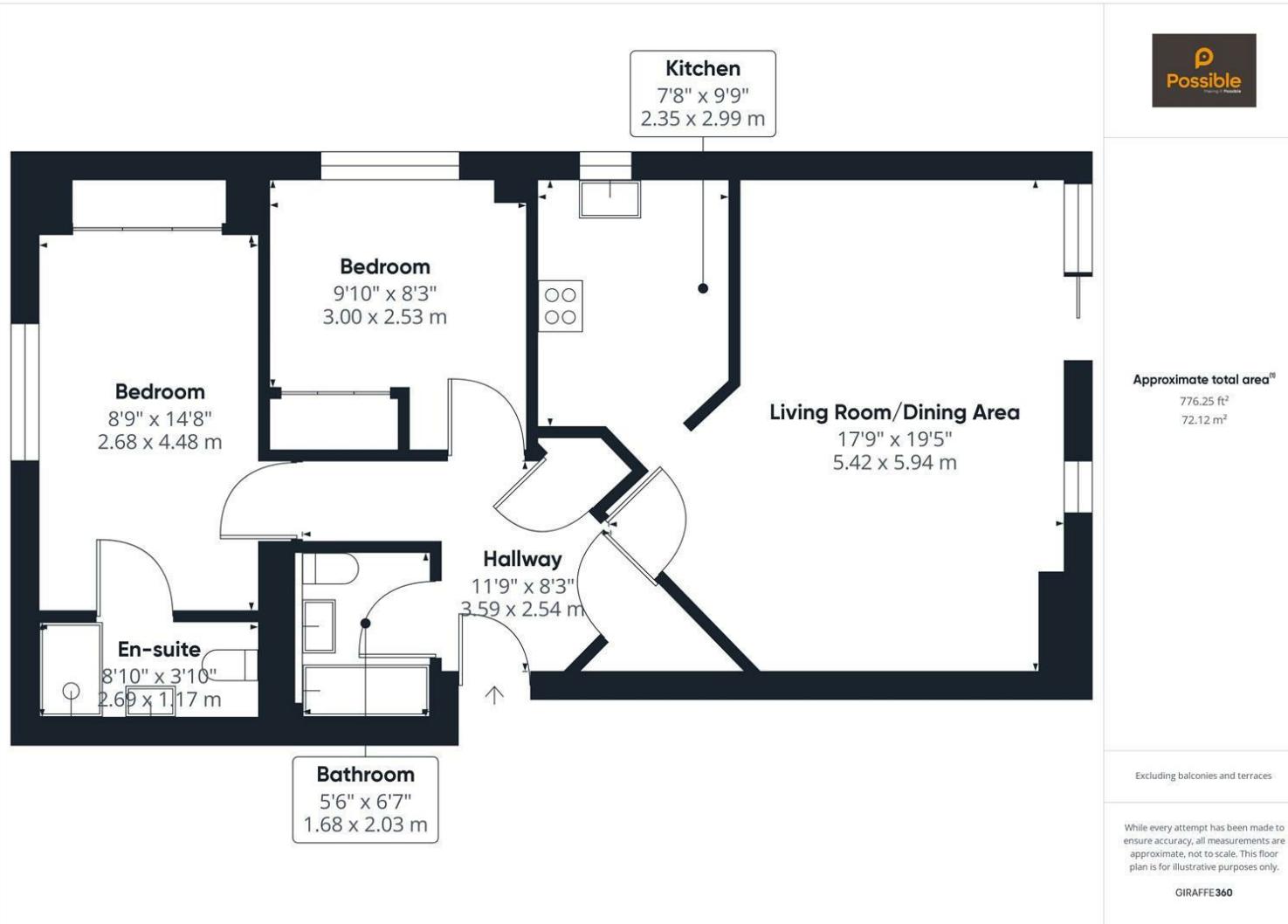


## Location

Local amenities are available within walking distance, including a supermarket, schooling, regular bus service and various local shops and cafes. The property is also well placed for the daily commuter, with excellent transport links to Perth, Dundee and nearby cities.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			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.