



21 James Street, Blairgowrie, PH10 6EZ  
Offers over £260,000

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# 21 James Street Blairgowrie, PH10 6EZ

Offers over £260,000

- Notably spacious detached home
- Versatile accommodation
- Two bathrooms
- Double glazing
- Easy access to amenities
- 5/6 bedrooms
- Quiet location
- Gas central heating
- Off-street parking
- Well-maintained throughout

Welcome to this attractive detached home located on James Street in the charming town of Blairgowrie. This property boasts two spacious reception rooms and a dining kitchen perfect for entertaining guests or simply relaxing with your family. With five bedrooms and two bathrooms, there is ample space for everyone to enjoy. The generously proportioned rooms offer versatile accommodation, allowing you to tailor the space to suit your needs perfectly.

As you step inside, you will be greeted by a well-presented interior that is sure to make you feel right at home. The large driveway provides ample off-street parking & adds an extra layer of convenience to this already impressive property, ensuring that you never have to worry about finding a parking spot. There is also a double length single garage with pit for garage repairs within.

Situated on a very quiet side-street, this house offers a peaceful retreat from the hustle and bustle of everyday life. Whether you are looking for a family home or a place to unwind, this property has it all.





## Location

Local amenities are available within walking distance, including supermarkets, 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.





First Floor



Ground floor



Floor 1



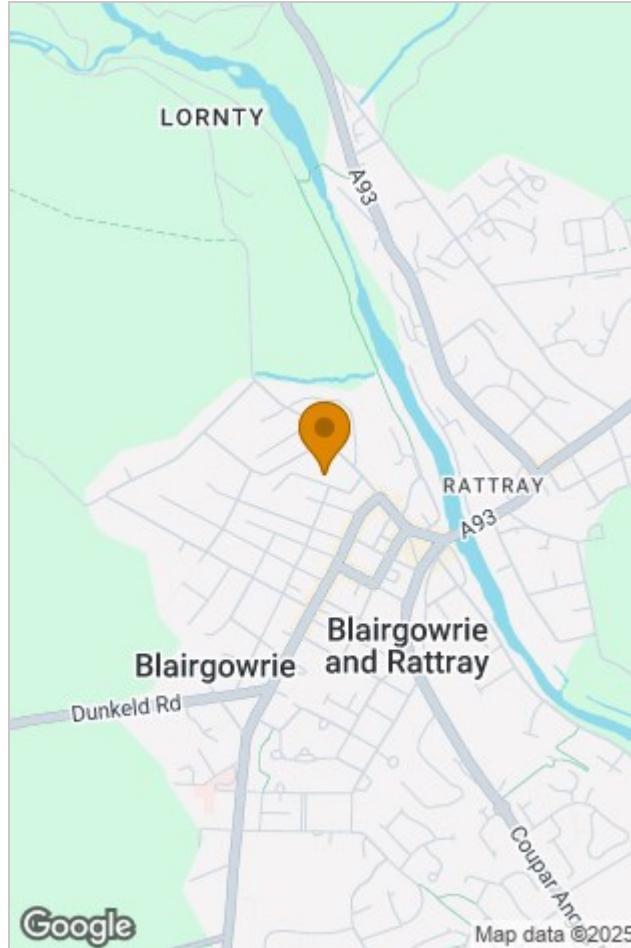
Approximate total area<sup>(1)</sup>  
2496.04 ft<sup>2</sup>  
231.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		59
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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