



8 Riverside Park, Blairgowrie, PH10 6GB  
Offers over £207,500

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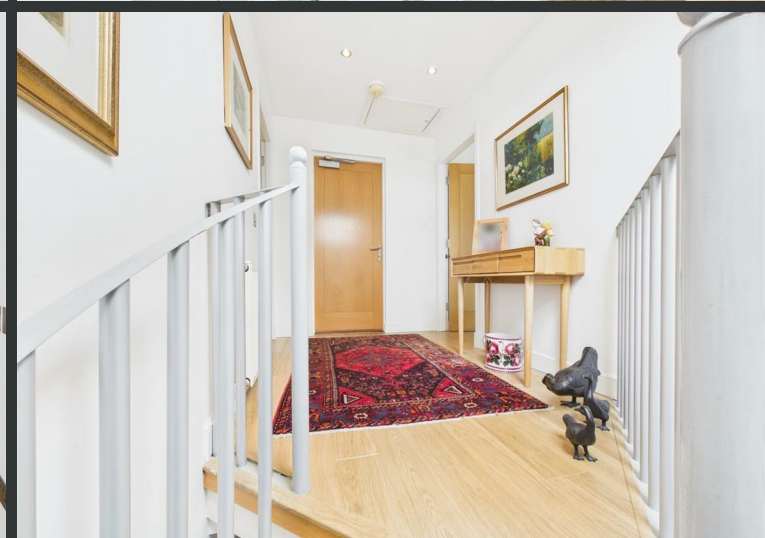
- Penthouse apartment over two levels
- Stunning riverside views
- Private duel aspect balcony overlooking the River Ericht
- Two en-suite shower rooms
- Versatile upper lounge/studio space
- Approx. 120 sq. metres of accommodation
- Spacious open-plan kitchen/living area
- Two generous double bedrooms
- Separate family bathroom
- Private residents' parking

Situated within the modern Riverside Park development in Blairgowrie, this impressive two-bedroom penthouse apartment offers spacious, contemporary accommodation extending to approximately 120 sq. metres, complemented by outstanding views across the River Ericht and surrounding greenery.

The welcoming entrance hall provides access to a generous double bedroom featuring built-in storage and a stylish en-suite shower room. The heart of the home is the stunning open-plan kitchen, dining and living area, offering excellent space for both everyday living and entertaining. Large windows flood the room with natural light, while the elevated position provides attractive outlooks over the riverside setting. Together with a modern family WC, this completes the main floor. A striking spiral staircase leads to the upper mezzanine level where a substantial second reception room creates a versatile space ideal as a lounge, home office, studio or hobby room. This floor also benefits from a spacious principal bedroom with en-suite shower room and useful storage room. One of the property's standout features is the superb private duel aspect balcony, perfectly positioned to enjoy peaceful views over the River Ericht, nearby parkland and mature trees. Further benefits include gas central heating, double glazing, private residents' parking and a desirable location within easy reach of Blairgowrie town centre and local amenities.

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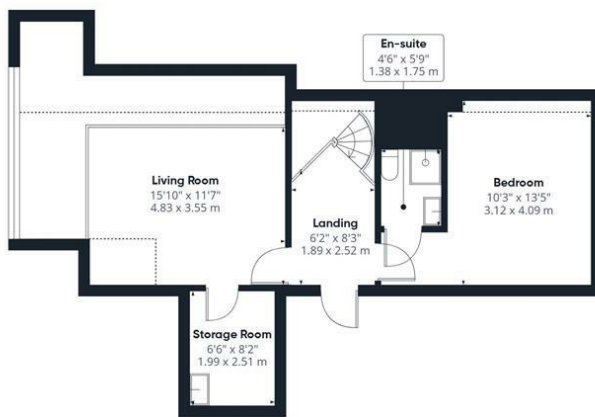
## Location

Blairgowrie is a thriving Perthshire town renowned for its attractive setting, excellent amenities and easy access to the surrounding countryside. Riverside Park enjoys a particularly desirable position close to the River Erich, with scenic walks, parkland and outdoor recreation available directly from the doorstep. The town centre offers a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities, while local schooling is available at both primary and secondary levels. Blairgowrie provides convenient road links to Perth, Dundee and Aberdeen, making it an excellent base for commuters whilst retaining the charm and lifestyle benefits of a welcoming Highland Perthshire community.





Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1292 ft<sup>2</sup>

120.1 m<sup>2</sup>

Reduced headroom

.46 ft<sup>2</sup>

4.3 m<sup>2</sup>

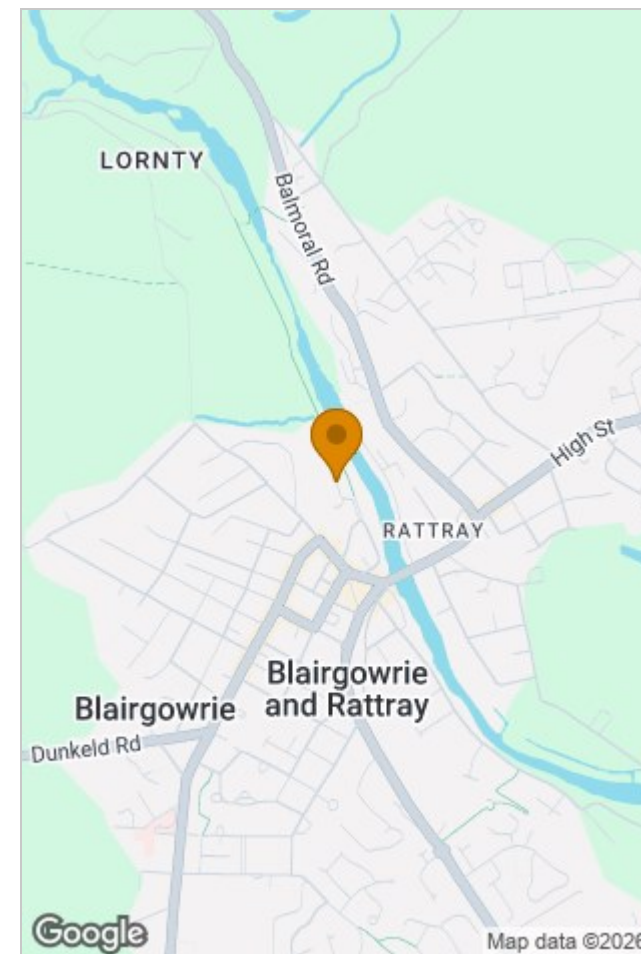
(1) Excluding balconies and terraces.

Reduced headroom

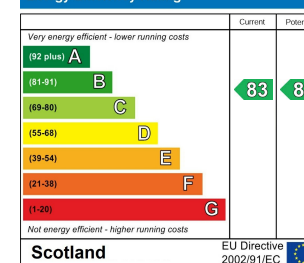
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

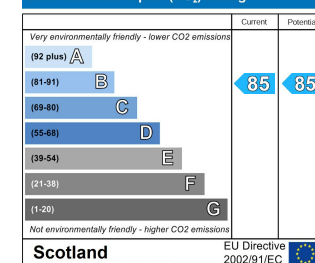
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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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