



Laburnum Cottage David Street, Blairgowrie, PH10 6HB
Offers over £180,000

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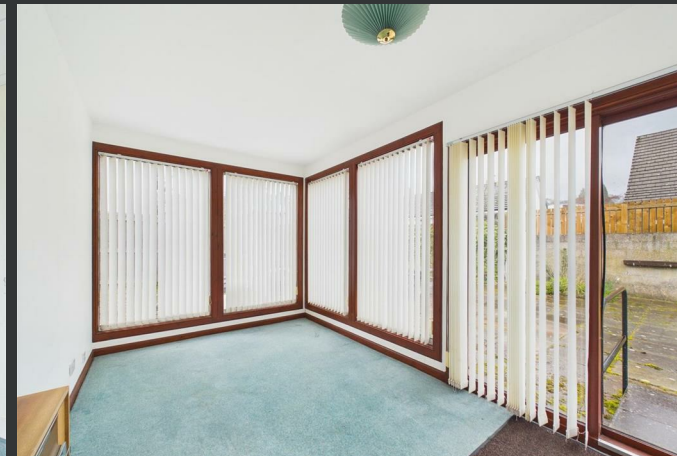
Laburnum Cottage David Street Blairgowrie, PH10 6HB

Offers over £180,000

- Charming cottage with traditional character
- Spacious living room with fireplace
- Well-sized kitchen with good storage
- Useful eaves storage upstairs
- Detached garage with electricity
- Three bedrooms across two levels
- Bright and airy sunroom
- Ground floor bedroom and WC
- Generous private garden
- Excellent potential for upgrading

Laburnum Cottage is a charming and characterful home offering generous living space, flexible accommodation, and a delightful garden setting within a convenient central location in Blairgowrie.

The ground floor features a bright and spacious living room with a traditional fireplace, creating a warm and inviting focal point. From here, the property flows naturally into a large sunroom, providing an excellent additional reception space flooded with natural light and offering direct access to the garden. The kitchen is well-proportioned with ample storage and workspace, while a ground floor bedroom and bathroom add to the home's versatility. Upstairs, two further bedrooms are complemented by useful storage areas within the eaves, making ideal use of the available space. Externally, the property benefits from a generous and well-maintained garden, perfect for outdoor enjoyment, along with a detached garage/outbuilding with electricity, offering additional storage or workshop potential. While the property would benefit from a degree of modernisation, it presents an excellent opportunity for buyers to create a truly special home full of character.



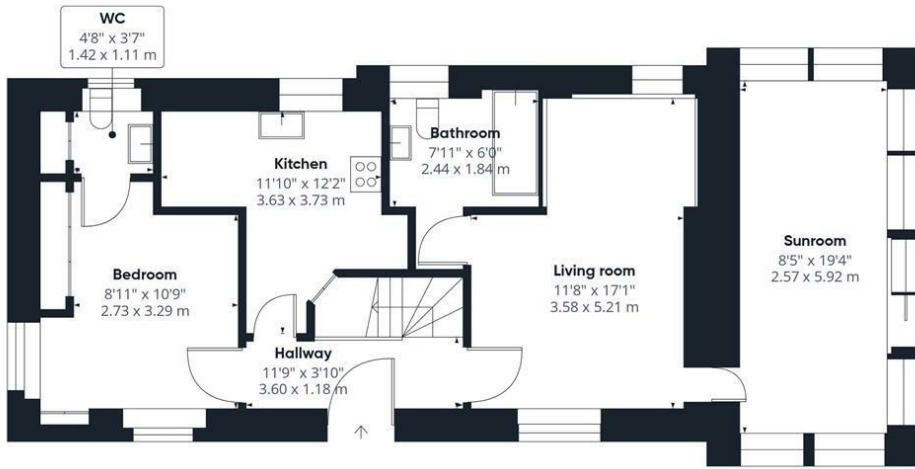


Location

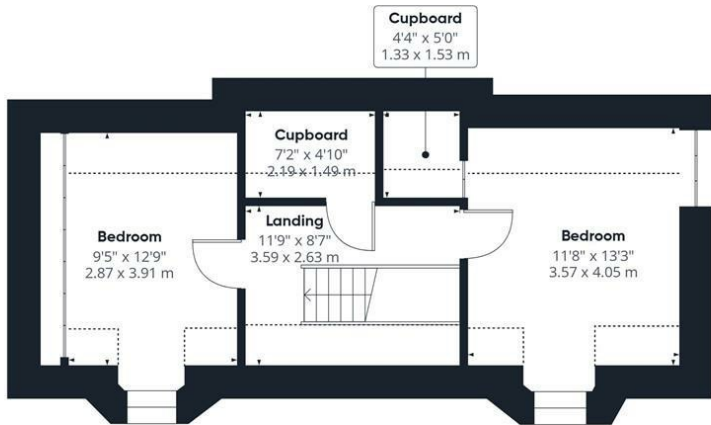
Blairgowrie is a popular Perthshire town known for its scenic surroundings and strong sense of community. Situated along the River Erich, it offers a wide range of amenities including shops, cafes, restaurants, and supermarkets. The area is well served by schools and leisure facilities, with nearby golf courses, parks, and walking routes. Blairgowrie is also ideally positioned for access to the wider Perthshire countryside, making it perfect for outdoor enthusiasts. With good transport links to Perth, Dundee, and beyond, the town provides an excellent balance of convenience and rural charm, appealing to a wide range of buyers.







Ground floor



Floor 1



Approximate total area⁽¹⁾

1214 ft²
112.7 m²

Reduced headroom

135 ft²
12.5 m²

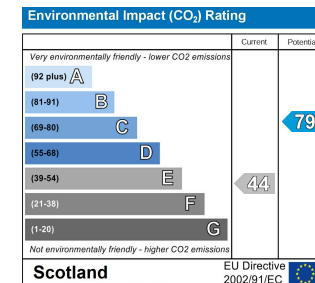
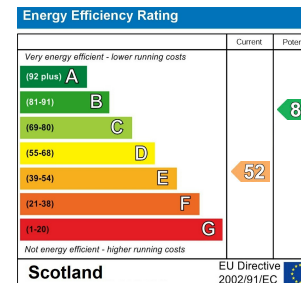
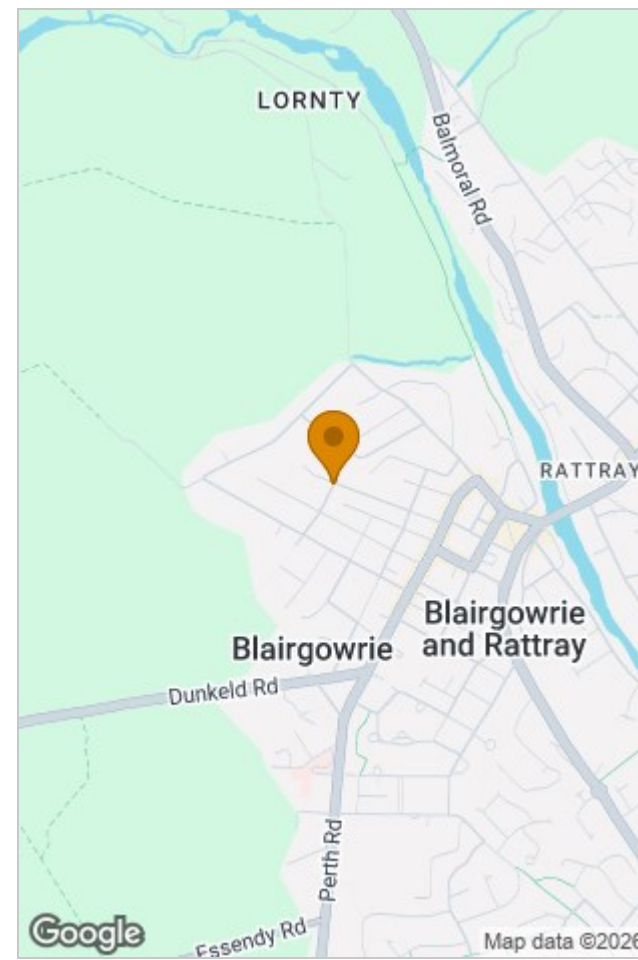
(1) Excluding balconies and terraces.

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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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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