

8 Old School Apartments, Upper Allan Street, Blairgowrie, PH10 6FG



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- Stunning duplex apartment
- 3 double bedrooms 2 en-suite
- Parking for two cars
- Highly energy-efficient
- Underfloor heating
- Private area of garden plus residents lawn
- Fully restored Victorian schoolhouse
- Beautifully styled throughout
- Excellent storage space
- High degree of character

This stunning 3 bedroom 3 bathroom duplex apartment forms the centre piece of a skilfully restored Victorian schoolhouse within the historic Perthshire town of Blairgowrie. Enjoying a peaceful, elevated position, this beautifully-styled home fully benefits from a south-facing aspect to the front which floods the accommodation with an abundance of natural light and added warmth. Meticulously designed and sympathetically transformed to combine original character features with the latest in modern efficiencies, the property boasts exceptionally spacious accommodation spread over the ground floor and first floor – making it ideal for a range of different buyer types. It also features underfloor gas central heating, double glazing, excellent storage space, high-quality fixtures and finishings, parking for two cars, some lovely views, its own private area of garden and use of a residents lawn. All in all a truly exquisite, characterful and energy-efficient home that can only be fully appreciated by viewing.

The property is entered into an L-shaped hallway with two useful storage cupboard, stairs to the upper floor and doors to the majority of the rooms on the lower level. The undoubted heart of the home is large and notably bright open-plan living room/dining room/kitchen. Boasting double-

height ceilings, beautiful floor to ceiling windows which open out into a private area of garden, the room is perfectly suited to entertaining guests and relaxing after the rigours of the working day. It also provides plenty of space for various items of furniture and is fitted with high-quality kitchen units, worksurfaces and appliances. Off the kitchen is a very useful utility room providing additional storage space and washing/drying facilities. There is also a stylish shower room, and two very generous double bedrooms – one of which also features it's own en-suite bathroom including separate shower enclosure. Onto the upper floor there is an eye-catching mezzanine which suits a range of uses including home office, library or sitting room and a superb master suite comprising of a large double bedroom, walk-in dressing room and a contemporary en-suite shower room. As noted previously, accessed off the living room there is a private area of garden which consists of a section of composite of decking with space for seating, a small area of lawn and some colourful shrubs – a great space in which to unwind and soak in the tranquil setting. Furthermore, there is a large communal lawn for the use of residents. Private allocated parking for two cars is also provided.

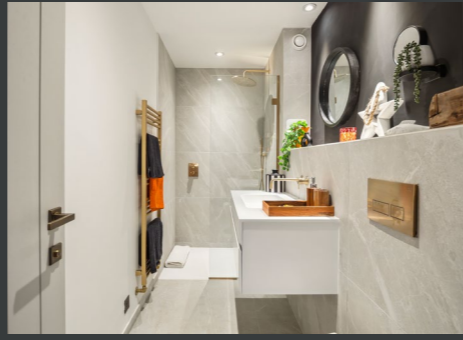




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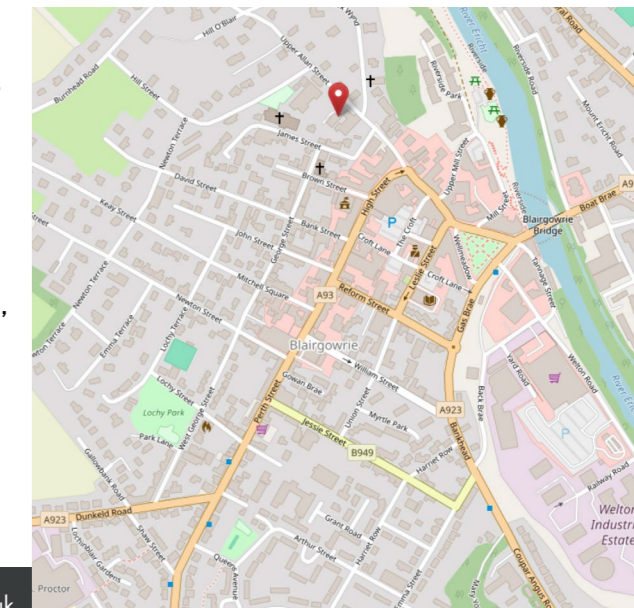


LOCATION

The location of the property strikes the perfect balance of both privacy and convenience being just a short walk from the centre of Blairgowrie which has an excellent range of independent shops, professional services, schooling, a medical centre, cottage hospital, supermarkets, cafés and restaurants.

Perth and Dundee (both within 19 miles) offer a more comprehensive range of professional services, high street shops and leisure facilities. There are railway stations at Perth and Dundee. Dundee Airport (19 miles) has direct services to London, while Edinburgh Airport (57 miles) has a wide range of domestic and international flights. There is primary and secondary schooling in Blairgowrie and a choice of private schooling all within 31 miles includes The High school of Dundee, Strathallan, Kilgraston, Glenalmond College, Morrisons Academy, Craigclowan and Ardvreck.

The location is ideal for those who enjoy the outdoors. There are three golf courses at Blairgowrie (including a championship course) and a further three courses at Alyth. The Perthshire Hills and the Angus Glens are easily accessible and popular with hillwalkers; there is skiing at Glenshee (about 24 miles) and first class salmon fishing on the rivers Tay, Isla and Erich. There are plenty of opportunities for country sports on local estates.





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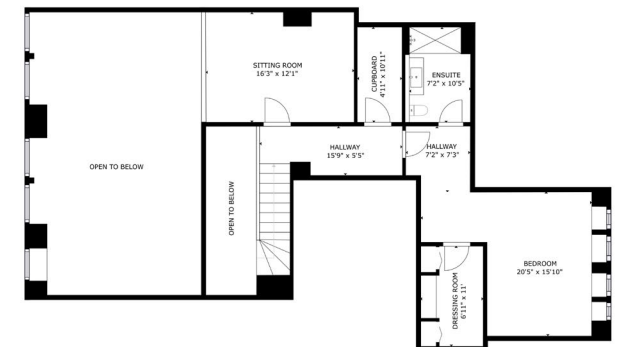


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1707 sq ft FLOOR 2: 804 sq ft
 TOTAL: 2511 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.