



**42 George Street, Blairgowrie, PH10 6HP**  
**Offers over £170,000**

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## 42 George Street Blairgowrie, PH10 6HP

- Detached cottage
- Spacious living room
- Attractive garden grounds
- Double glazing
- Quiet side street location
- Two bedrooms + attic room
- Dining kitchen
- Gas central heating
- Immaculately presented
- Useful garage/workshop

Welcome to this charming detached cottage located on George Street in the picturesque Perthshire town of Blairgowrie. Upon entering, you are greeted by a spacious living room and kitchen fit for dining, perfect for relaxing or entertaining guests. The property boasts two well-proportioned bedrooms on the ground floor and a useful attic room/office on the first floor which is accessed by a narrow staircase typical of the period, ideal for a small family or as a peaceful retreat for a couple. The bathroom is modern and well-maintained, offering convenience and comfort.

This immaculately presented cottage features generous accommodation with spacious room sizes, providing ample space for all your needs. The gas central heating and double glazing ensure warmth and energy efficiency throughout the year, making it a cosy haven in any season. One of the highlights of this property is the very private rear garden, offering a tranquil outdoor space where you can unwind and enjoy the fresh air in complete seclusion. Situated on a quiet side street, this cottage provides a peaceful and serene environment, perfect for those seeking a tranquil lifestyle.

Offers over £170,000





## 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.



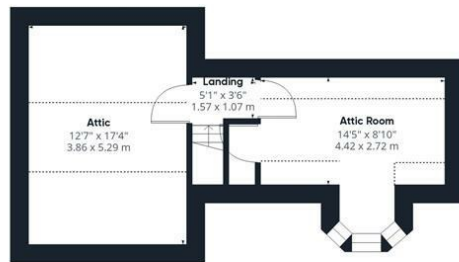








Ground floor



Floor 1



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

1286.72 ft<sup>2</sup>  
119.54 m<sup>2</sup>

Reduced headroom

189.55 ft<sup>2</sup>  
17.61 m<sup>2</sup>

(1) Excluding balconies and terraces

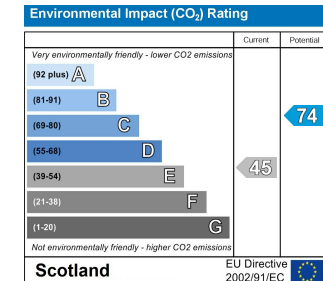
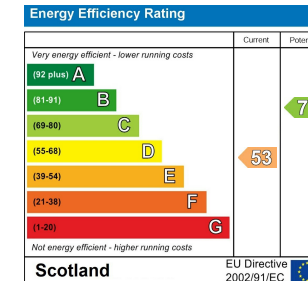
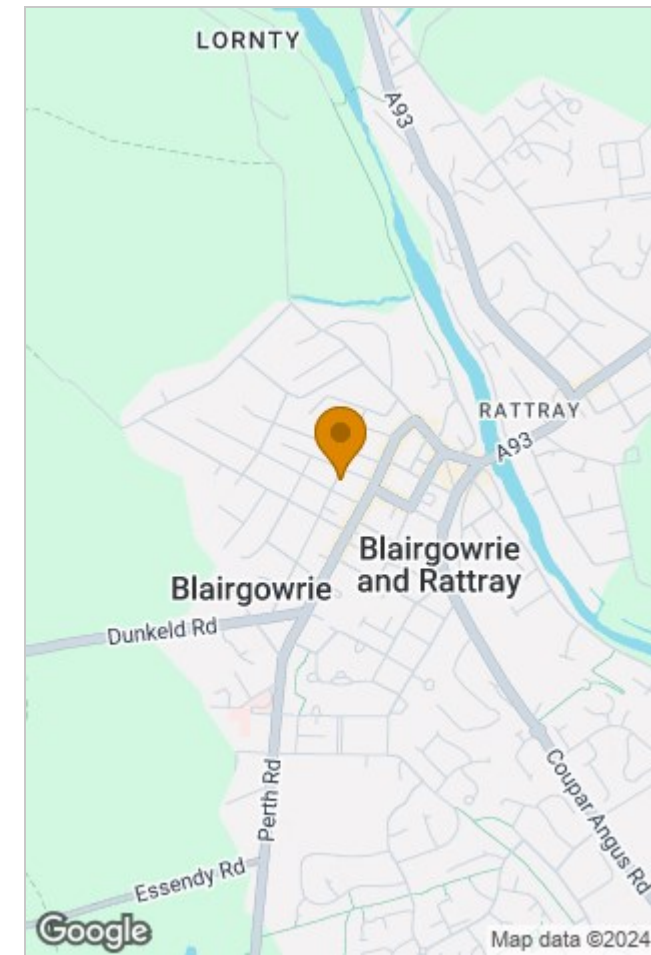
Reduced headroom

----- Below 5 ft/1.5 m

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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## 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.

