

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



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- Three-bedroom duplex apartment
- Stunning double-height ceilings and windows
- Open-plan kitchen/living/dining with island
- Sleek, fully fitted kitchen with integrated appliances
- Bright and spacious lounge area
- Two bathrooms including en-suite to main bedroom
- Separate utility room for convenience
- Private south-facing terrace
- Beautifully converted historic school building

Tucked away in the character-rich Old School Apartments development, this stunning three-bedroom duplex offers an elegant blend of period architecture and contemporary living. Soaring ceilings and vast double-height windows flood the open-plan kitchen, living, and dining area with natural light, showcasing a striking modern interior with high-spec finishes. The stylish kitchen comes complete with a central island and integrated appliances, perfect for entertaining or casual mornings.

Upstairs, two spacious double bedrooms are accompanied by a luxurious bathroom and a sleek en-suite off the main bedroom, all finished with premium fixtures. A third bedroom sits on the ground floor, ideal as a guest room or home office. There's also a utility room and plenty of storage throughout.

Outside, the private south-facing terrace provides the perfect spot for alfresco dining, framed by the original red sandstone exterior that nods to the building's heritage. Residents also benefit from allocated parking and this particular property also features a large basement store. With a warm, welcoming feel and wow-factor style, this unique home ticks all the boxes for modern life in a historic setting.





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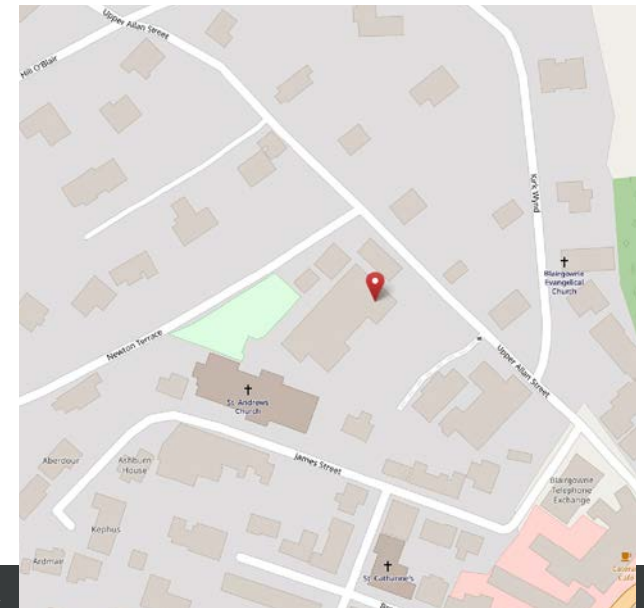


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LOCATION

Located in the heart of Blairgowrie, Old School Apartments sits just a short walk from the town centre's shops, cafes, and riverside walks. This charming town offers a mix of everyday convenience and scenic beauty, with the River Erich nearby and easy access to Perth, Dundee, and the Cairngorms. Blairgowrie is well-loved for its welcoming community feel and proximity to countryside adventures, making it popular with both families and downsizers. With local schools, leisure facilities, and supermarkets all close at hand, this peaceful yet well-connected spot is ideal for those seeking a balanced lifestyle in a lovely setting.





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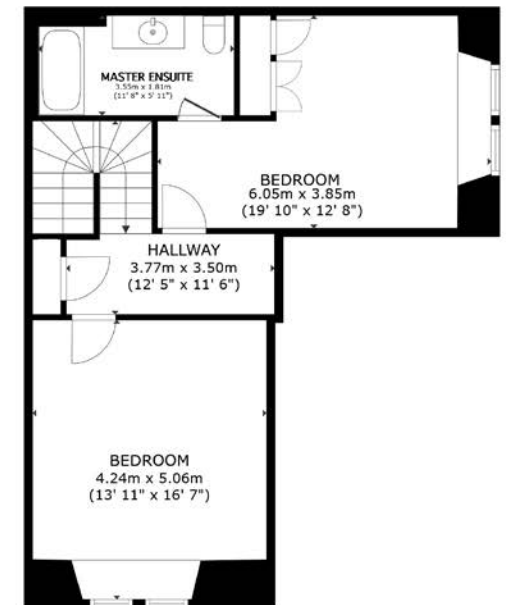


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All Measurements are Approximate Measurements are approximate. Not to Scale. For illustrative purposes only.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 91.0 m² (980 sq.ft.) FLOOR 2 60.5 m² (652 sq.ft.)
TOTAL : 151.6 m² (1,632 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

