



East Wing, Eastfield House New Road, Blairgowrie, PH10 7DJ
Offers over £175,000

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- Three generous bedrooms
- Spacious dining kitchen with garden views
- Handy ground floor WC
- Lovely high ceilings
- Off-street parking
- Bright, dual-aspect living room
- Modern shower room
- Shared garden with private shed
- Gas central heating
- Close to shops, schools, and town amenities

Set within a striking Victorian building, the East Wing of Eastfield House offers a rare opportunity to acquire a beautifully proportioned three-bedroom home brimming with period character. Positioned on a quiet side street, this handsome stone-built property benefits from a peaceful setting and a shared garden while remaining conveniently located for all local amenities.

Inside, the accommodation is spread over two floors and offers a blend of traditional charm and scope for modernisation. The ground floor features a bright and spacious living room with a feature fireplace and dual aspect windows, flooding the space with natural light. The kitchen is generously sized, fitted with warm wood cabinetry offering both functionality and potential for a future update. A WC completes the ground level. Upstairs, there are three bedrooms—each with individual character and generous proportions—and a family bathroom with a walk-in shower and skylight. The home is presented in largely neutral tones, allowing incoming buyers to make their own mark. Externally, the property boasts a shared gravelled drive with allocated parking, shed, and a delightful shared garden perfect for pottering or relaxing outdoors. East Wing is a charming and flexible home with great bones and plenty of potential. Ideal for families, couples, or downsizers seeking character-filled living in a sought-after Perthshire town.

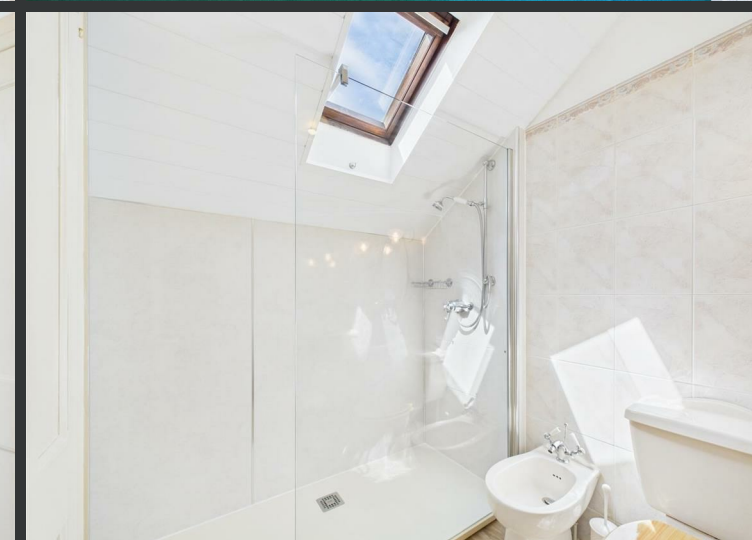
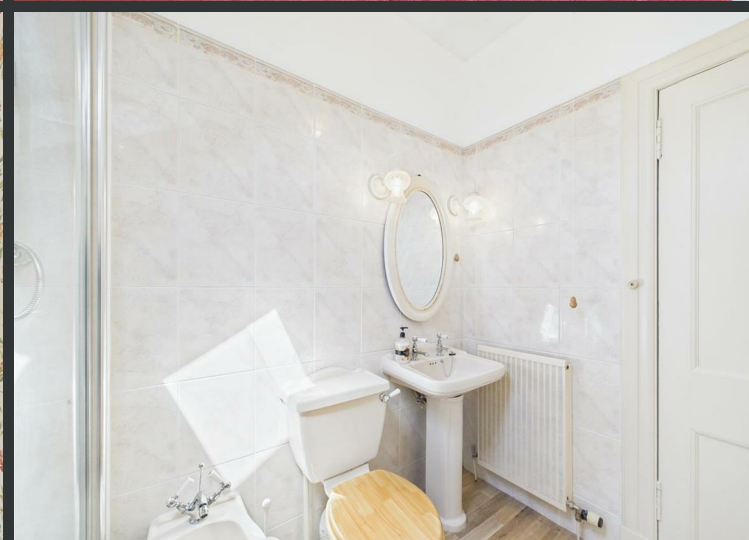




Location

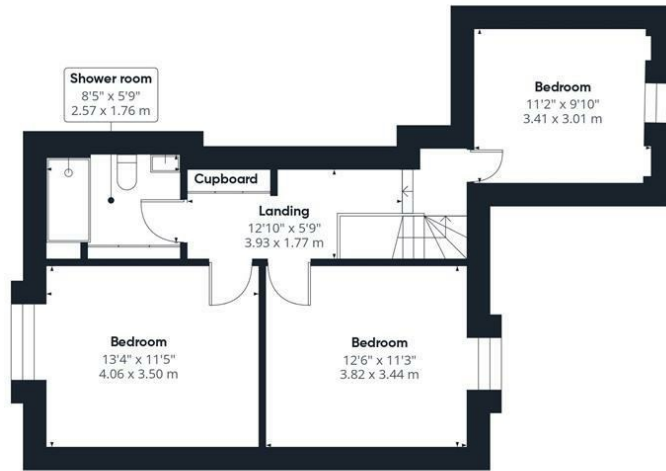
Located in Rattray, adjacent to the historic town of Blairgowrie, Eastfield House enjoys a peaceful position just a short stroll from the River Erich and the heart of town. Blairgowrie offers an excellent selection of independent shops, supermarkets, cafés and restaurants, as well as respected primary and secondary schools. The surrounding countryside offers superb opportunities for outdoor pursuits including golf, hillwalking and cycling, while the Cairngorms National Park is within easy reach. Perth and Dundee are both easily accessible for commuting, shopping or leisure, making Blairgowrie a perfect base for those seeking a blend of countryside tranquillity and practical convenience.







Ground floor



Floor 1



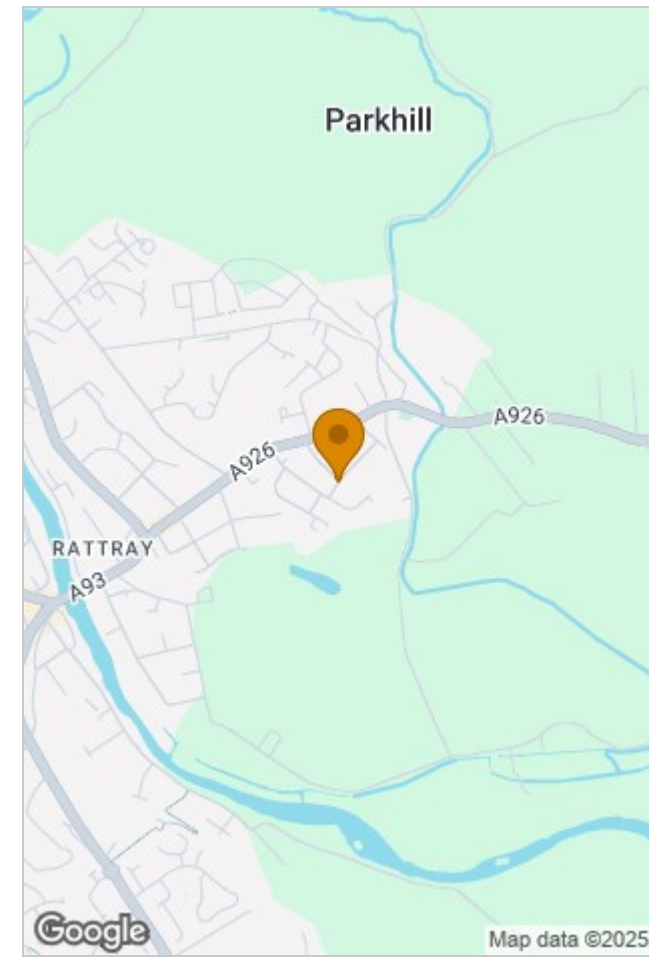
Approximate total area⁽¹⁾
1006 ft²
93.4 m²

(1) Excluding balconies and terraces

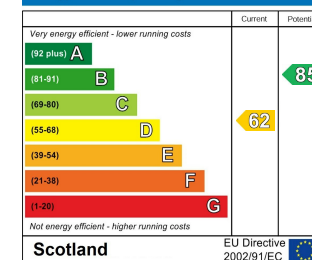
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

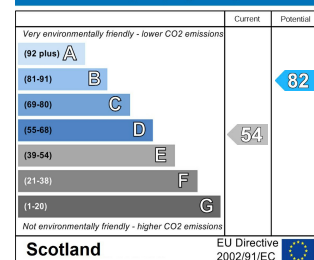
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) 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.

