



Flat 1 Grants Land,, Blairgowrie, PH10 7DL
Offers over £95,000





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- Spacious three-bedroom ground-floor flat
- Bright lounge with modern electric fire
- Bathroom with shower-over-bath
- Gas central heating and double glazing
- Central yet peaceful location in Blairgowrie
- Fresh décor and new carpeting throughout
- Refitted kitchen with contemporary units
- Private rear garden with lawn and mature trees
- Move-in-ready condition
- Ideal for first-time buyers or investors

Flat 1 Grants Land is a bright and spacious three-bedroom ground-floor flat, which has been recently refurbished with fresh décor and new carpeting throughout. This home is move-in ready and offers excellent value for first-time buyers, downsizers, or investors.

The property comprises a welcoming entrance hallway leading to a generously sized lounge filled with natural light, featuring a modern electric fire and a neutral colour palette that enhances the sense of space. The newly refreshed kitchen is well-appointed with contemporary units, tiled splashbacks, and ample worktop space, making it both stylish and functional. There are three well-proportioned bedrooms, each newly decorated and carpeted, providing flexible options for family living, a home office, or guest accommodation. Externally, the property benefits from a large tiered drying green, along with private garden area to the rear with lawn and mature trees. On-street parking is available close by, with easy access to local amenities. With gas central heating and double glazing throughout, this property combines modern comfort with traditional character, offering an excellent opportunity in a desirable Perthshire town.

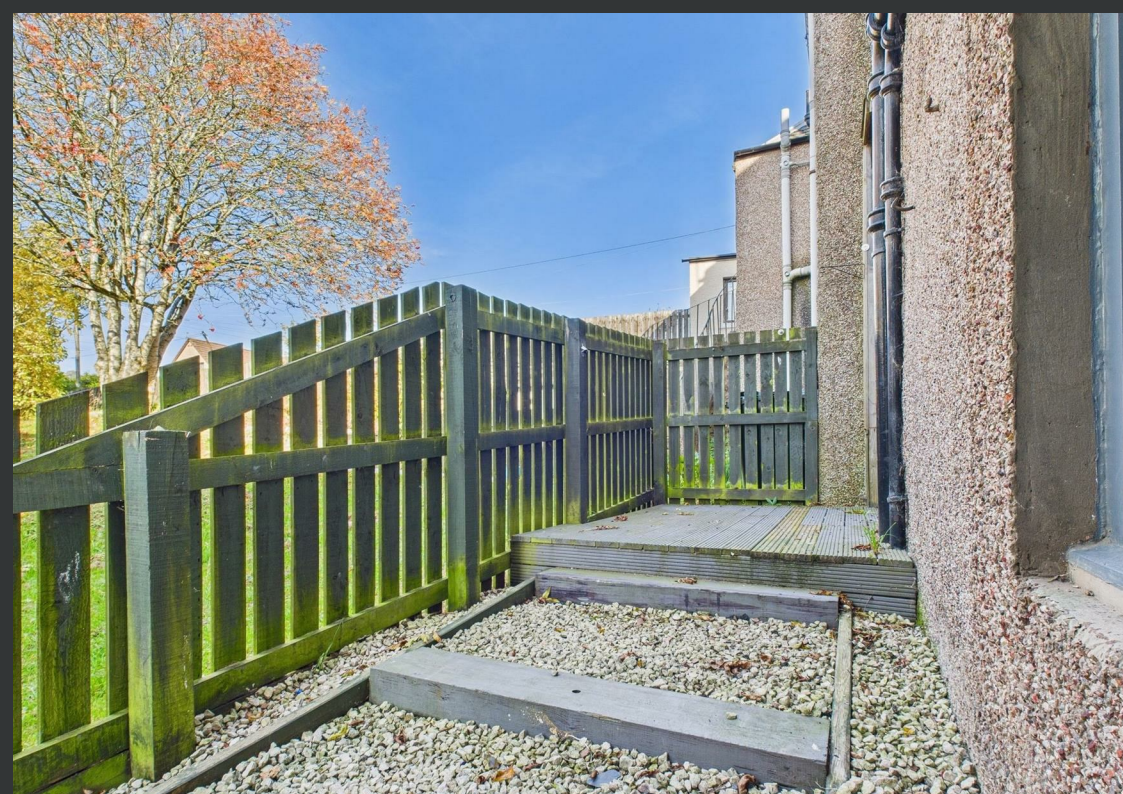


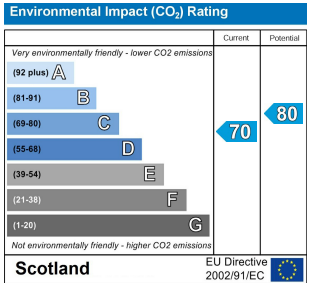
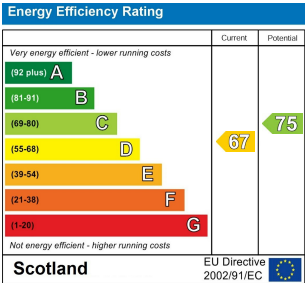
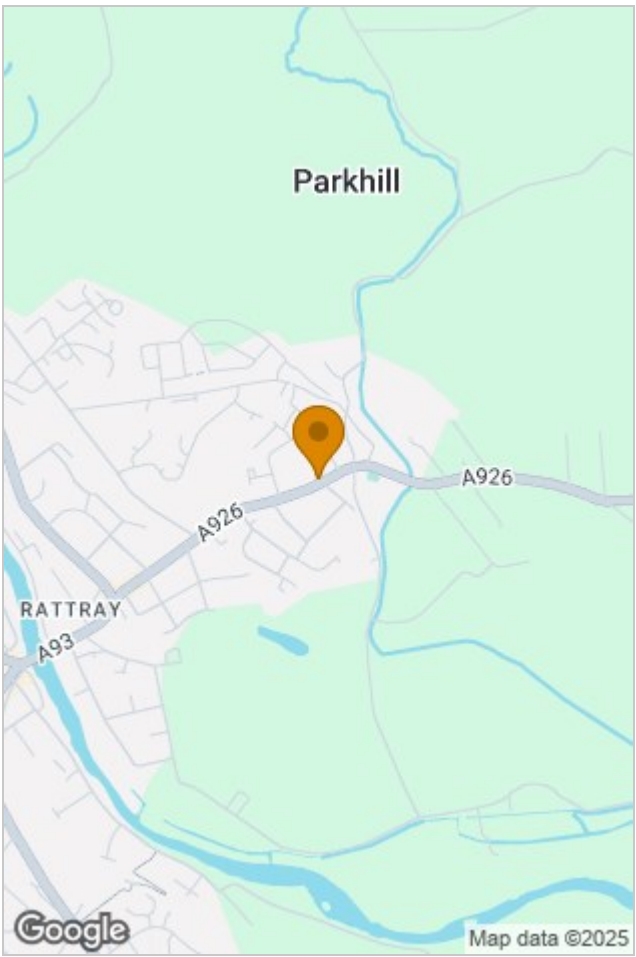
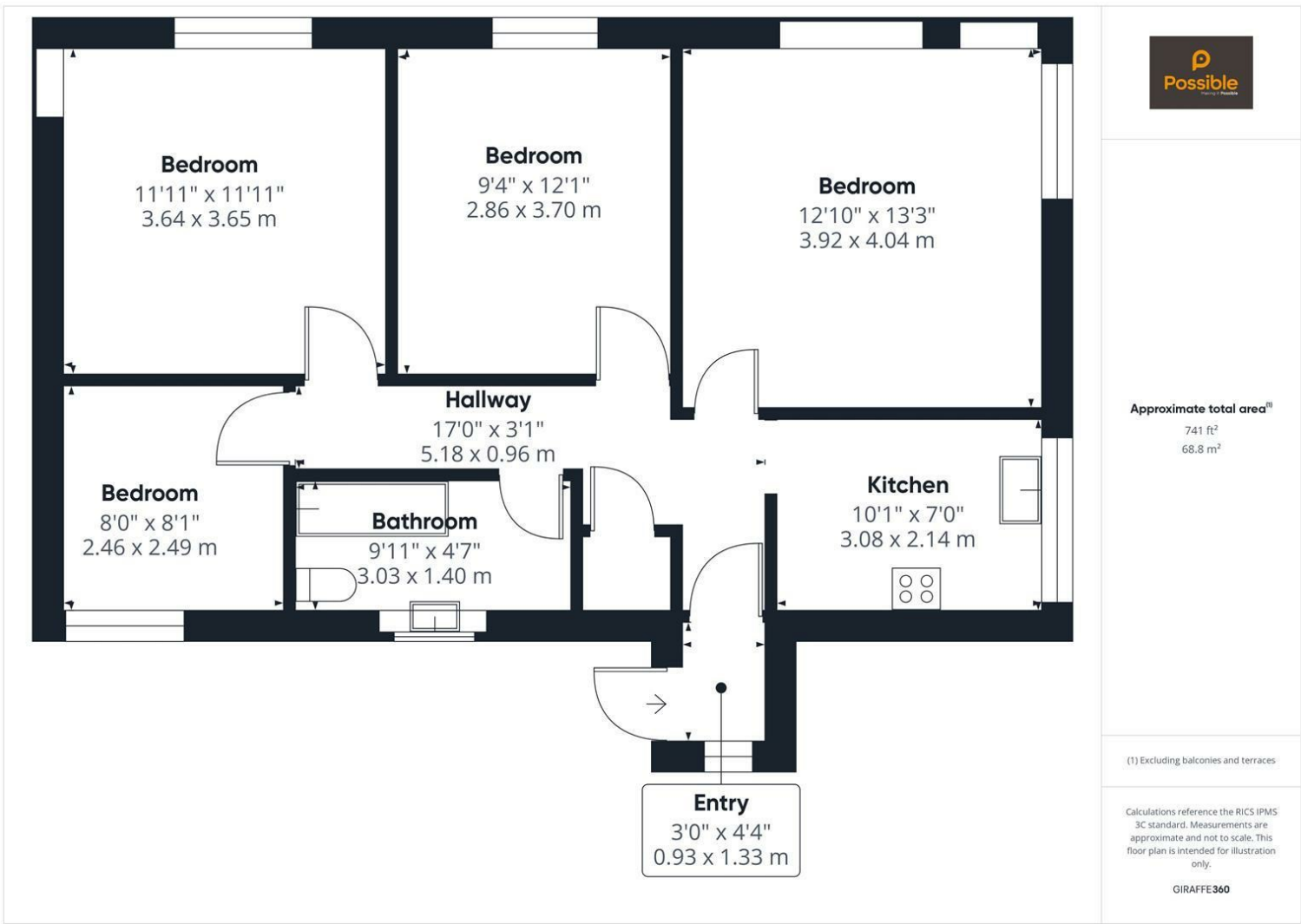


Location

Blairgowrie is a vibrant Perthshire town set amid beautiful countryside, known for its welcoming community and excellent amenities. The town offers a range of independent shops, supermarkets, cafés, and leisure facilities, as well as highly regarded schools. Outdoor enthusiasts can enjoy nearby walking, golf, and cycling routes, with the River Erich and Glenshee close by. Commuting is convenient, with regular bus links to Perth, Dundee, and surrounding areas. Combining scenic charm with everyday convenience, Blairgowrie is a wonderful place to live, work, and explore.







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.