



**Premier  
Properties**  
Perth



## 10 Cambridge Street, Blairgowrie, PH11 8AW Offers Over £249,950

 4  2  2  D

The accommodation is arranged over two levels and comprises an entrance hall, formal lounge, versatile living room/snug (which could also serve as a fourth bedroom), kitchen, dining room, bathroom, and utility room.

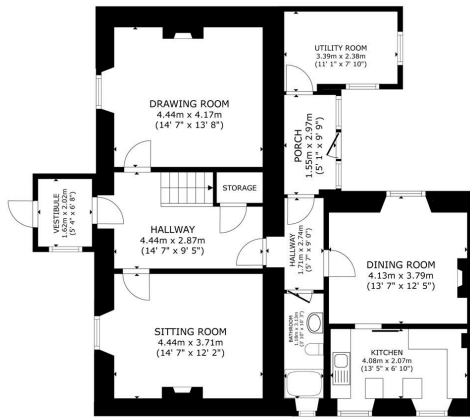
Upstairs, there are three well-proportioned double bedrooms and a family bathroom.

Externally, on-street parking is available to the front. The property occupies a substantial plot (1808 sqft) mainly laid to lawn, and includes two outbuildings that provide excellent storage or workshop space. The property offers excellent potential for extensions or for a further build, subject to planning permission.

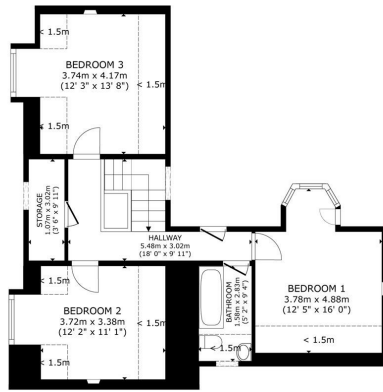
Early viewing is highly recommended to fully appreciate the potential and space this property has to offer.

- 4 spacious bedrooms
- Ideal family home
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended
- Sizeable plot
- Renovation project





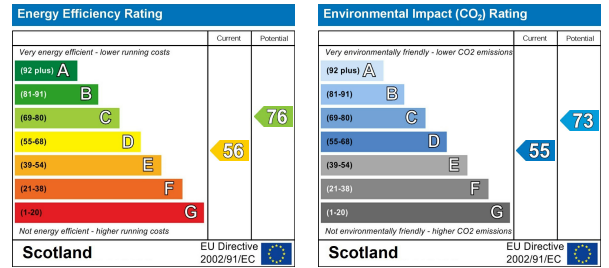
GROUND FLOOR



FIRST FLOOR

10, Cambridge Street Alyth, Blairgowrie, PH11 8AW

GROSS INTERNAL AREA  
GROUND FLOOR: 98.9 m<sup>2</sup> (1,065 sq.ft.); FIRST FLOOR: 55.9 m<sup>2</sup> (602 sq.ft.)  
EXCLUDED AREAS: REDUCED HEADROOM 14.0 m<sup>2</sup> (151 sq.ft.)  
TOTAL: 154.8 m<sup>2</sup> (1,666 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.