

# 3 Riverside Park

BLAIRGOWRIE, PH10 6GB



*Modernised two-bedroom riverside park  
apartment in move-in condition*



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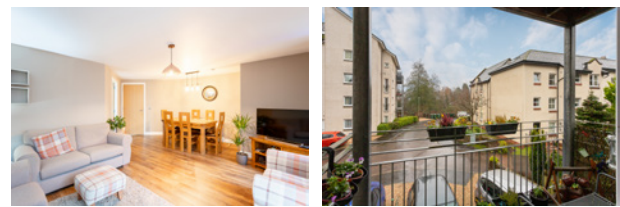
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McEwan Fraser Legal is delighted to present this impressive two-bedroom, two-bathroom apartment located at 3 Riverside Park, PH10 6GB. Situated within a sought-after modern development at the start of Riverside Park, which enjoys a beautiful outlook towards the River Ercht.

# THE LOUNGE



The welcoming entrance hallway provides an immediate sense of space and leads seamlessly to all principal accommodations. The spacious lounge has been thoughtfully modernised with stylish wood flooring and updated lighting. This bright, open-plan space incorporates a dining area and enjoys direct access to the private balcony through sliding doors. The balcony provides a pleasant, open aspect and is well kept by the current owners.



# THE KITCHEN



The upgraded kitchen is a standout feature, fitted with a high-quality NEFF oven and integrated induction hob. Sleek cabinetry and modern work surfaces contribute to a refined and contemporary feel.







The main bedroom is generously proportioned and features a substantial built-in wardrobe and a contemporary en-suite shower room. The second double bedroom also offers excellent space and a built-in wardrobe. Two modern bathrooms, including the en-suite, are finished to a high standard. Spotlighting enhances the bright, clean aesthetic throughout.

## THE SHOWER ROOM

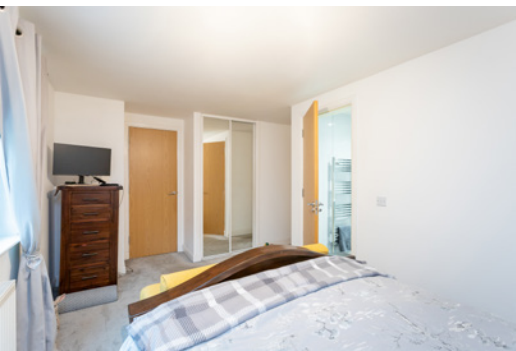




# BEDROOM 1



features a substantial built-in wardrobe  
and a contemporary en-suite shower room





# BEDROOM 2





Externally, the development benefits from well-maintained communal gardens, adding to the overall appeal of this peaceful riverside setting.

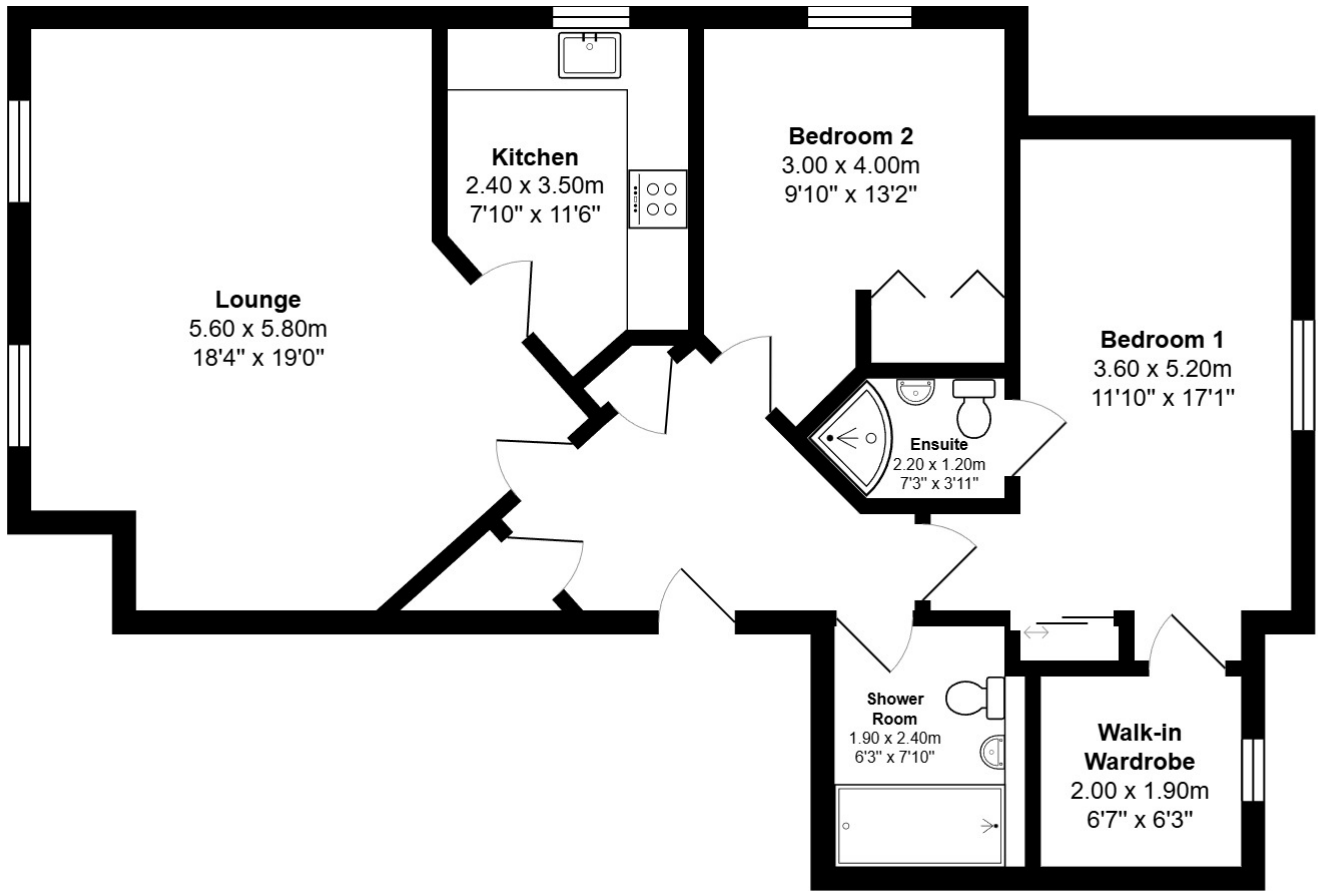
This is an excellent opportunity to acquire a turnkey apartment in a highly desirable location.

# EXTERNALS



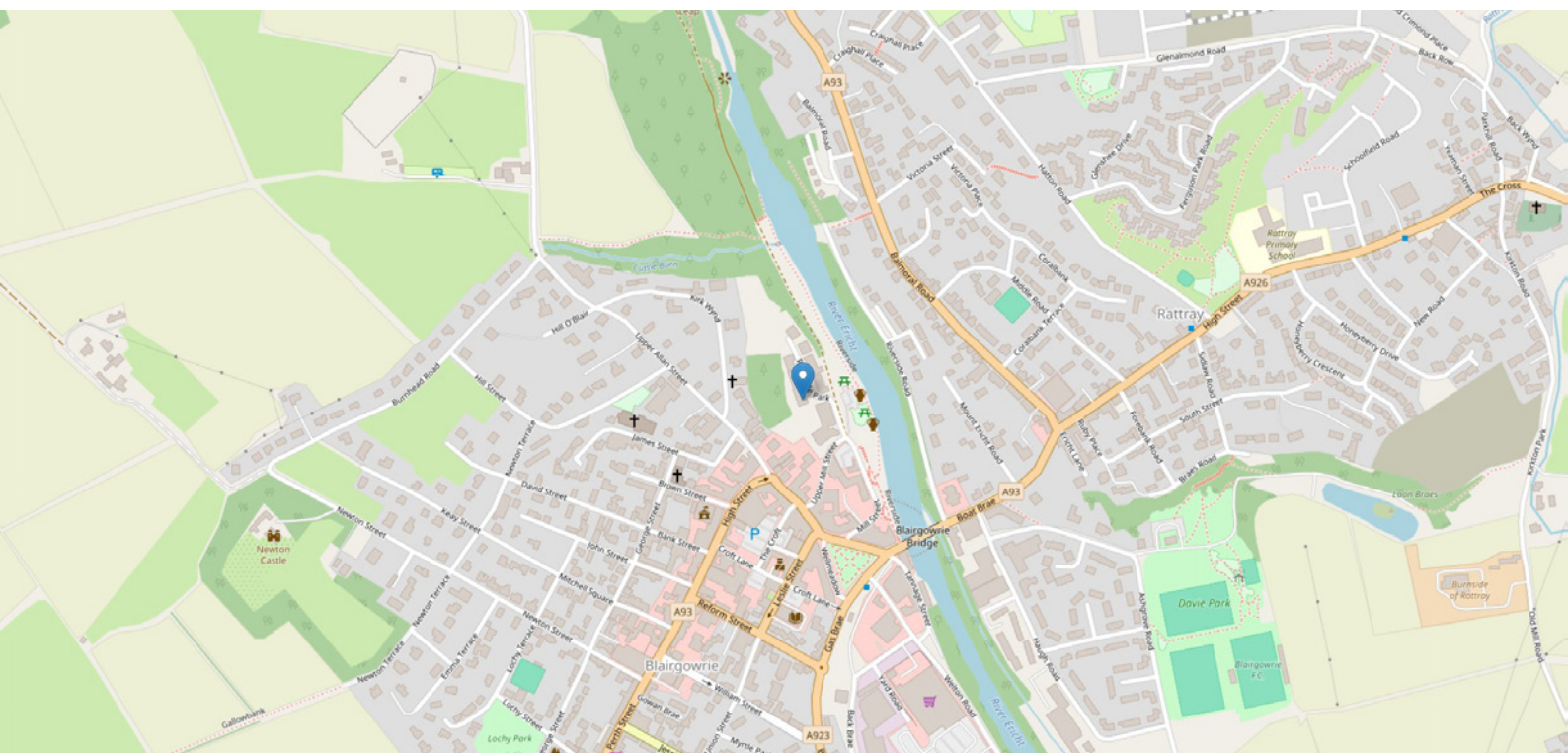


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Riverside Park sits within the well-regarded town of Blairgowrie, one of Perthshire's most attractive riverside communities. The development occupies a peaceful position near the banks of the River Ericht, an area known for its natural beauty, walking routes, and abundance of open green space. The river and surrounding woodland provide a picturesque backdrop for residents, while still offering excellent access to local amenities.







Blairgowrie's town centre is only a short distance away and provides a comprehensive range of independent shops, cafés, restaurants, and essential services. The town is also highly regarded for outdoor pursuits, with golf, fishing, and scenic hiking trails all easily accessible. Transport links are strong, with convenient routes to Perth, Dundee, and further afield for commuters.

The wider area is characterised by its sense of community, attractive streetscapes, and proximity to the Perthshire countryside. This combination of natural surroundings and everyday convenience makes Riverside Park a desirable setting for a broad range of buyers seeking a well-connected yet peaceful place to live.



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