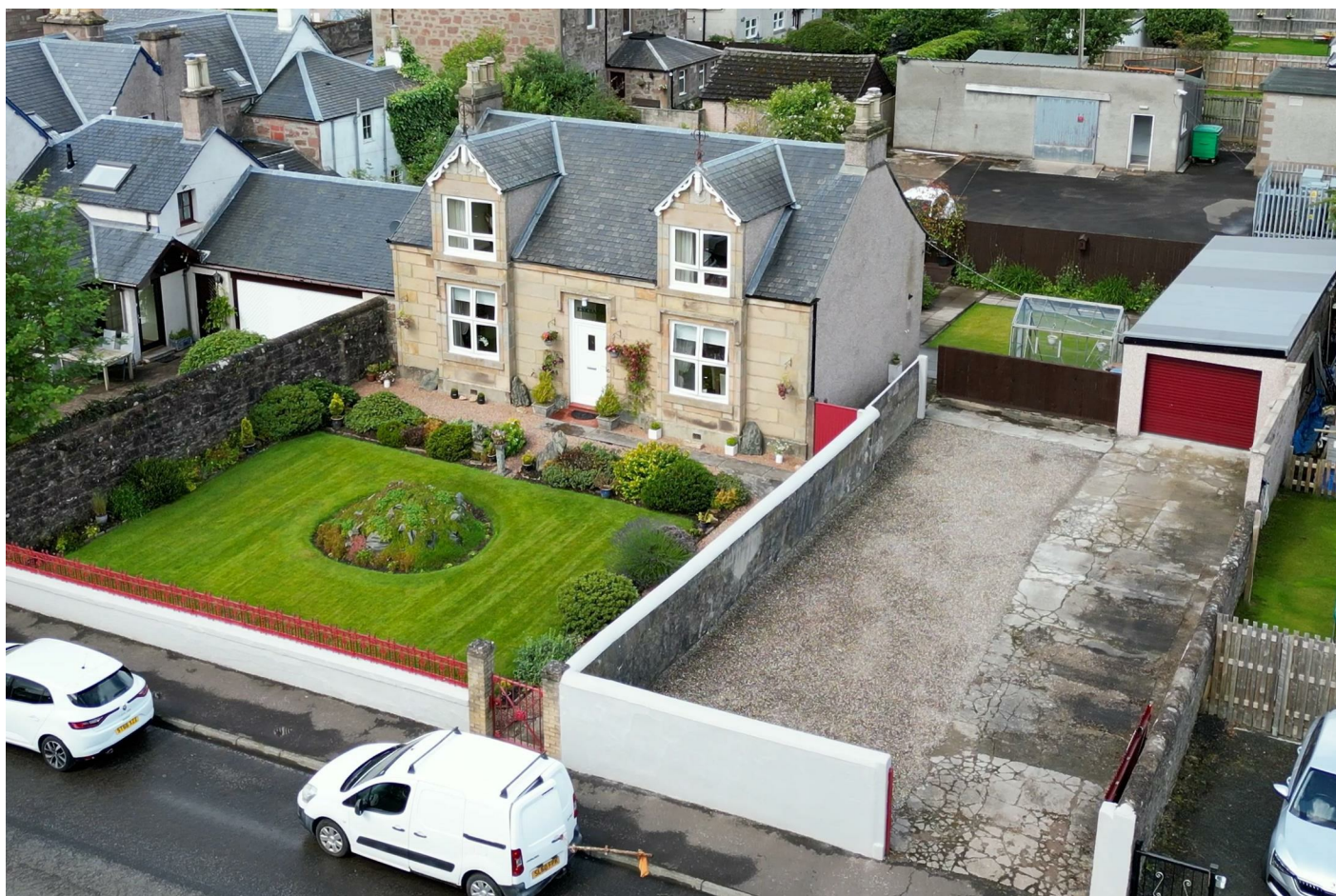


Simple Approach



Estate Agents



**Eskbank 55 George Street George Street, Blairgowrie  
PH10 6HP**

**Fixed asking price £280,000**

This is an exceptional opportunity to purchase a beautifully presented, detached, two storey house situated in a highly sought after semi – rural location. Located in the ever desirable town of Blairgowrie, Eskbank offers swift access to a wide range of local convenience including shops, reputable schools, restaurants and cafes. Nearby both Perth and Dundee City Centre this lovely property is the ideal purchase for any growing family, mature buyer or couple looking for a well located home in excellent move in condition throughout. Built in the 1900's this stunning home offers comfortable accommodation which comprises; a welcoming entrance hallway, contemporary kitchen, bright front facing lounge, a separate dining room which could also be utilized as another bedroom, a stylish bathroom and a further ground floor bedroom. Across the first floor the property further enjoys two generous bedrooms both with fitted wardrobes, a large storage cupboard and a chic bathroom. Eskbank boast a beautiful mix of modern and original features throughout such as solid oak floors, original doors, balustrade and cornicing. Externally the property sits on the most beautiful plot of land, with well manicured gardens to the front and rear of the property, a large private driveway suitable for multiple vehicles and a sizable double garage. Viewings is essential to enable potential buyers to fully appreciate the extent and quality of accommodation within this magnificent detached house. Eskbank also benefits from coming to the market with approved planning in place for a two/three bedroom house in place of the existing garage if purchasers desire to utilise this. Reference 22/01981/FLL.

**Lounge**

13'6" x 13'4" (4.14 x 4.07)

**Dining Room**

12'7" x 12'11" (3.85 x 3.94)

**Entrance Hallway**

15'3" x 6'4" (4.66 x 1.94)

**Bedroom**

13'5" x 8'11" (4.09 x 2.74)

**Shower Room**

7'7" x 6'10" (2.33 x 2.09)

**Kitchen**

15'2" x 10'2" (4.64 x 3.11)

**Bathroom**

6'7" x 7'11" (2.03 x 2.43)

**Bedroom**

12'11" x 18'5" (3.94 x 5.63 )

**Bedroom**

12'0" x 18'2" (3.67 x 5.56)

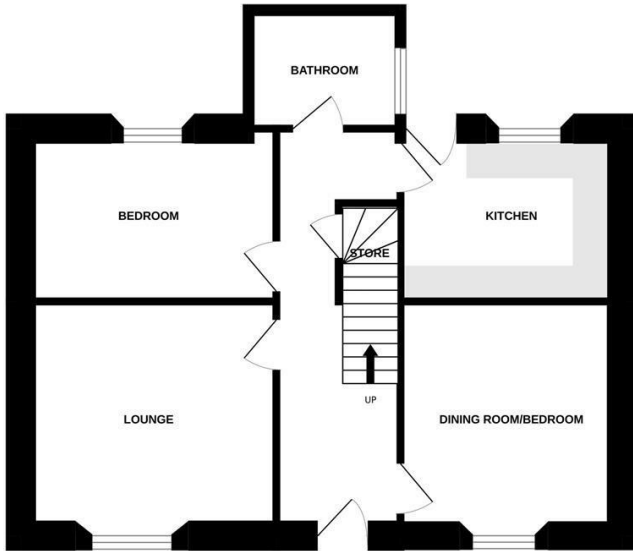




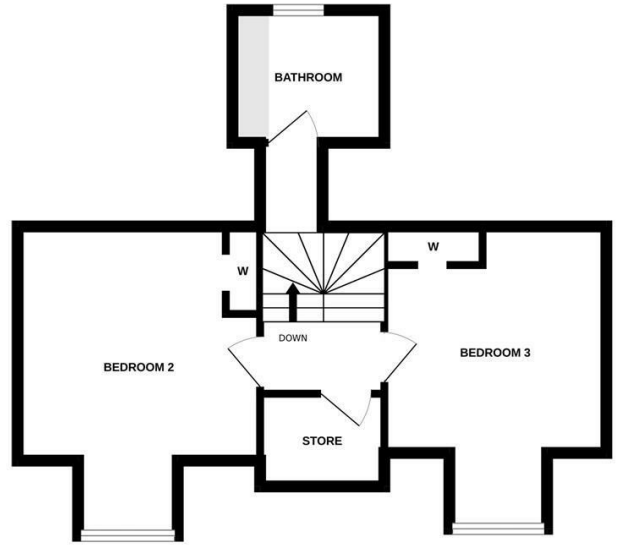
- Four Generous Bedrooms, One Currently Used as A Dining Room
- Bright & Spacious Lounge With Electric Fire
- Well Manicured Garden To Front & Rear
- Fully Refurbished, Impressive Detached House
- Two Chic Bathrooms
- Gas Central Heating & Double Glazing
- Contemporary Kitchen With Room To Dine
- Large Private Driveway & Double Garage
- Spacious Accommodation Throughout



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC