

Simple Approach



**15A Perth Street, Blairgowrie  
PH10 6DQ**

**Offers over £138,950**



This spacious and well-maintained upper floor flat is set within a traditional building on the sought-after Perth Street in Blairgowrie. Offering generous accommodation with flexible living space, the property is ideally suited to a range of buyers including families, downsizers, or first time buyers.

The property is accessed via a private entrance and opens into a welcoming hallway leading to all rooms. A bright and comfortable lounge sits to the front, enjoying a pleasant outlook and an abundance of natural light. There are three good-sized bedrooms, one of which is currently used as a home office/sitting room, providing versatility for work-from-home needs or additional living space. The master bedroom features a convenient en-suite shower room, while the main bathroom offers a traditional layout with a three-piece suite. A fitted kitchen with ample units and workspace also provides room for dining, making it a sociable and practical space. A separate utility room adds further convenience for laundry and storage.

The property benefits from gas central heating and double glazing throughout, ensuring a warm and efficient home. Character features and a comfortable, well-kept interior contribute to the overall appeal. Situated within easy reach of Blairgowrie town centre and local amenities, this attractive flat offers a blend of space, practicality, and location in one of Perthshire's most accessible towns.

**Lounge**  
16'2" x 12'2" (4.95 x 3.72 )

**Kitchen**  
12'2" x 11'5" (3.73 x 3.50 )

**Utility Room**  
8'0" x 4'8" (2.46 x 1.44 )

**Master Bedroom**  
9'8" x 14'7" (2.95 x 4.46 )

**Ensuite Shower Room**  
3'7" x 4'10" (1.10 x 1.49 )

**Bedroom Two / Sitting Room**  
9'10" x 12'6" (3.02 x 3.82 )

**Bedroom Three**  
12'10" x 12'11" (3.93 x 3.95 )

**Bathroom**  
5'2" x 6'2" (1.58 x 1.90)



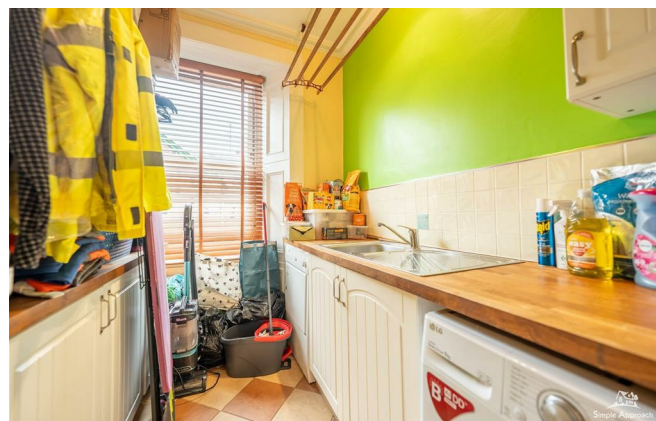


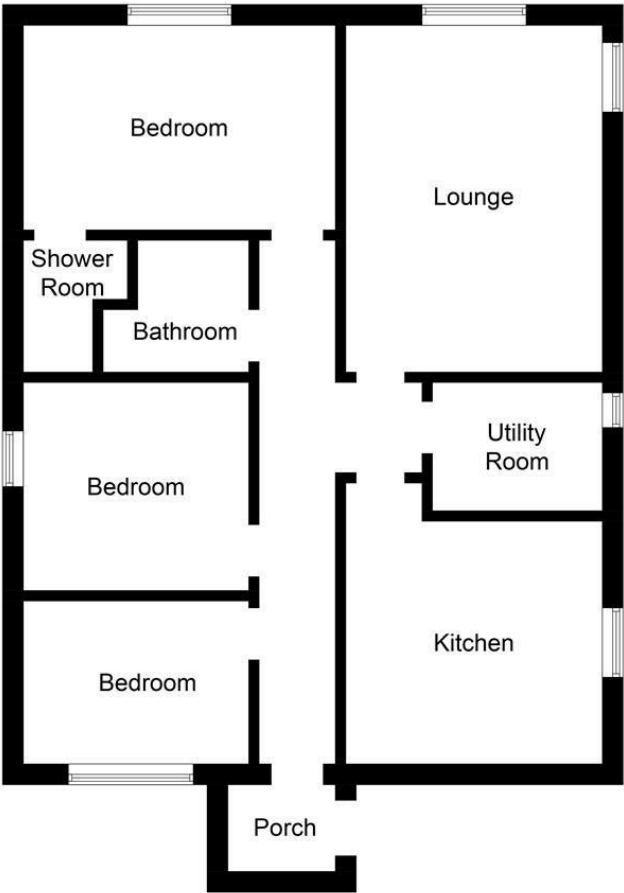


- Upper Floor Flat
- Sizeable Kitchen

- Three Bedrooms
- Bright Lounge

- Highly Sought After Location
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		