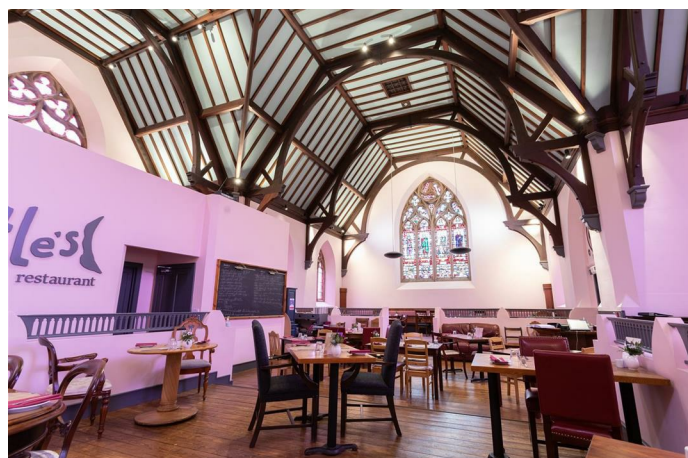


Simple Approach



**Little's Church Riverside Road, Blairgowrie
PH10 7GA**

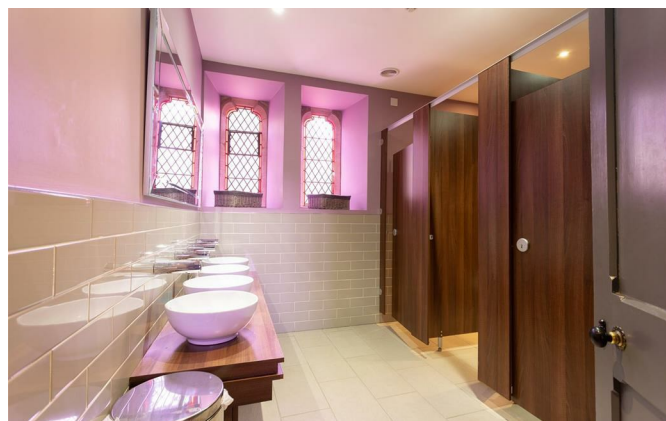
Offers over £599,950

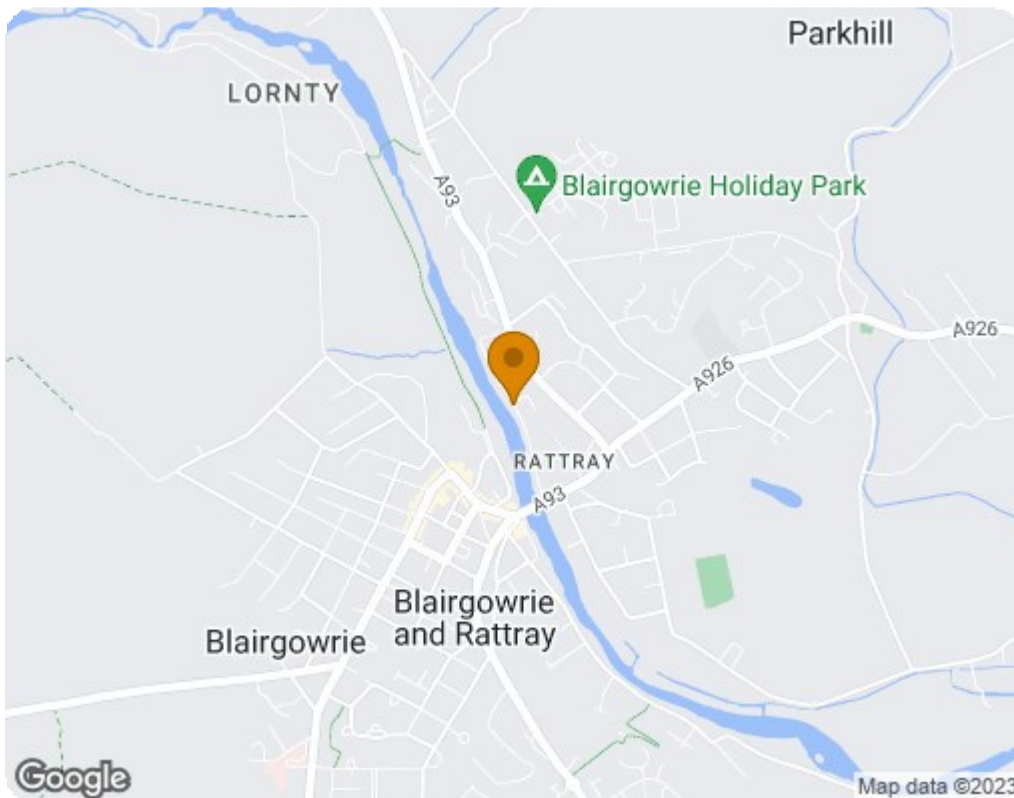
Simple Approach are delighted to welcome to the market this impressive and historically significant building to the Perthshire market, a truly unique property set in one of the most sought-after areas of Rattray, Blairgowrie. This beautiful sandstone building, completed in 1887, is a renowned building which really stands out from the crowd with stunning period features including original stained glass windows and gorgeous wooden eaves running across the ceiling. Set within an impressive site, the property is currently a very stylish and unique restaurant however it has wonderful potential to become an iconic conversion into a single dwelling house or alternatively split into multiple apartments. The lovely village, Rattray is a popular location boasting a full range of amenities including reputable schooling, local shopping and easily accessible public transport and is the ideal purchase for anyone looking for peaceful living. Viewing is essential to truly appreciate the over all excellent location and fantastic historical building on offer with Littles Church.






- Historically Significant Property
- Beautiful Sandstone Building, Complete In 1887
- Iconic Conversion Opportunity
- Stunning Stained Glass Windows
- Substantial Plot Of Land
- Desirable Village Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC 