



5 Brewery Court, 11 Allan Street, Blairgowrie, PH10 6AB
Offers over £120,000



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- Excellent condition throughout
- Generous living room
- Breakfast bar seating
- Substantial basement space
- Two basement rooms and WC
- Two double bedrooms
- Well-equipped fitted kitchen
- Separate bathroom
- External basement access
- Off-street parking

Presented in excellent condition throughout, 5 Brewery Court is a spacious two-bedroom property combining bright, well-proportioned accommodation with the added benefit of a substantial basement offering exciting further potential.

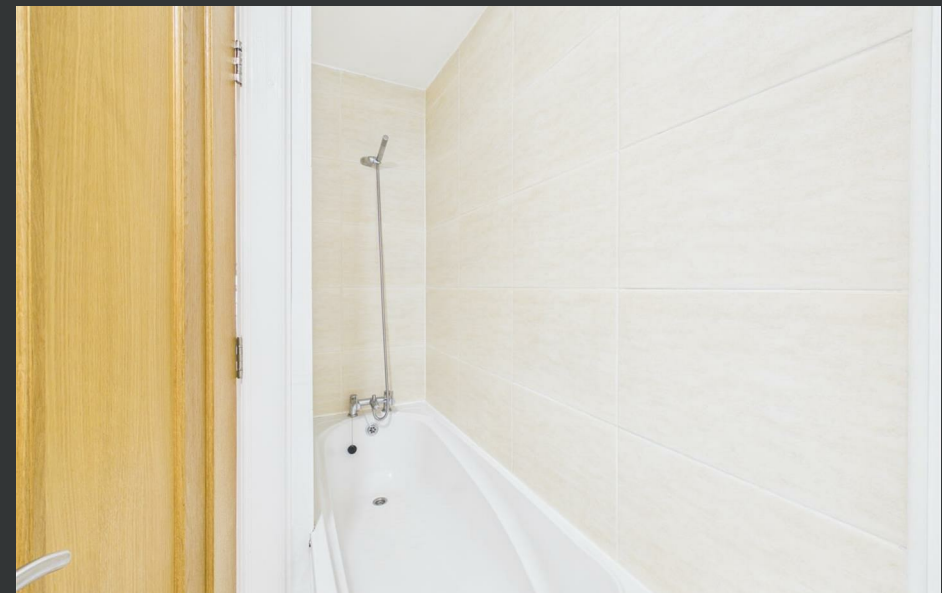
The main accommodation is arranged around a central hallway, with a generous living room providing an excellent everyday living space and benefiting from a large window bringing in plenty of natural light. The fitted kitchen offers a good range of units and worktop space, along with a breakfast bar for informal dining. There are two comfortable double bedrooms, both neutrally decorated and well presented, together with a bathroom completing the main living accommodation. A significant feature of the property is the separate basement, accessed externally from the communal courtyard. Currently unfinished, it comprises two generously sized rooms together with a WC. The space is already in good condition for works to be continued, giving a prospective buyer or investor considerable scope to finish and utilise it to suit their own requirements. Set within an attractive stone-built development, the property also benefits from off-street parking and a convenient Blairgowrie location. With its excellent presentation, generous proportions and versatile additional space, this is an appealing and unusual property with plenty to offer.

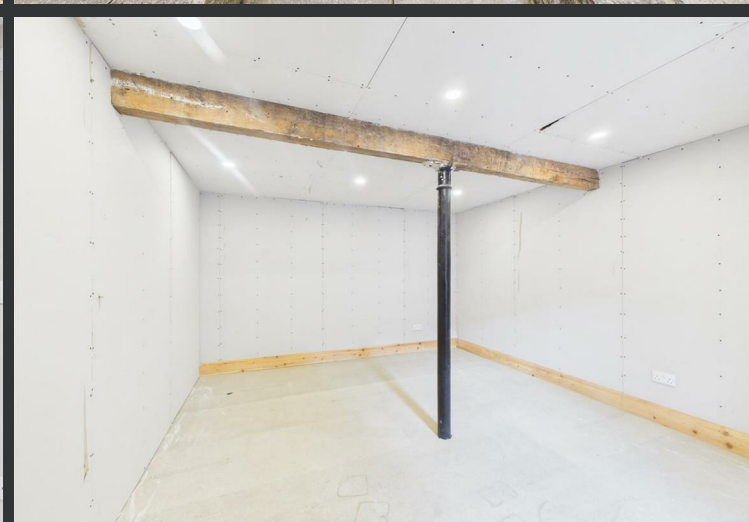


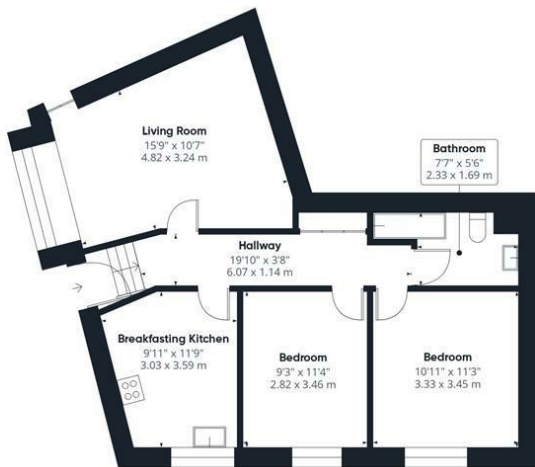


Location

Brewery Court enjoys a convenient position in Blairgowrie, a popular Perthshire town offering a wide selection of everyday amenities and services. The town centre provides a variety of independent shops, cafés, restaurants and supermarkets, alongside leisure and recreational facilities. Blairgowrie is well placed for exploring the surrounding Perthshire countryside, with the nearby area particularly popular for walking and outdoor pursuits. Road connections provide access towards Perth, Dundee and other surrounding towns and villages, making the location well suited to those looking to combine the convenience of town living with easy access to the wider region.







Ground floor Building 1



Ground floor Building 2

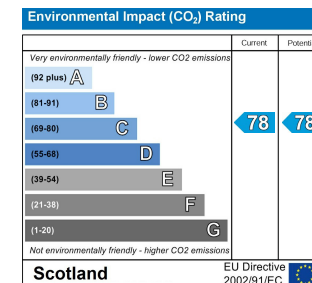
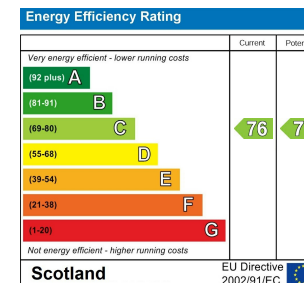


Approximate total area⁽¹⁾
1125 ft²
104.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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