



14 George Street, Blairgowrie, PH10 6HA
Offers over £115,000



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- Charming two-bedroom terraced home
- Open-plan kitchen and living area
- Ground-floor double bedroom
- Flexible two-level accommodation
- Practical cellar for additional storage
- Traditional stone exterior
- Characterful feature fireplace
- Spacious attic-style bedroom
- Bathroom with bath
- Excellent first-time purchase

Situated within an established residential area of Blairgowrie, 14 George Street is a charming two-bedroom terraced home offering characterful accommodation arranged over two levels. With its traditional stone exterior, flexible layout and convenient location, the property presents an appealing opportunity for a range of buyers.

The ground floor is accessed via an entrance hallway which leads into a welcoming open-plan kitchen and living area. This sociable space combines comfortable seating with a practical kitchen featuring cream-coloured units, timber-effect worktops, a range-style cooker and a traditional fireplace adding character to the room. A rear door provides access outside to the private area of garden, while the ground floor also accommodates a well-proportioned bedroom with an attractive feature fireplace. Upstairs, the generously sized second bedroom enjoys a distinctive attic-style design, with sloping ceilings, painted timber panelling and room for sleeping, relaxing or working from home. A bathroom fitted with a bath completes the upper floor. The property also benefits from a useful cellar, providing valuable additional space for storing household items and belongings. Outside, there is a communal drying green situated to the rear. Throughout, the property displays a mixture of traditional features and individual touches, creating a home with plenty of personality. Its manageable proportions, versatile accommodation and central Blairgowrie setting make it an attractive option for first-time buyers, downsizers or those seeking a buy-to-let investment.

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Location

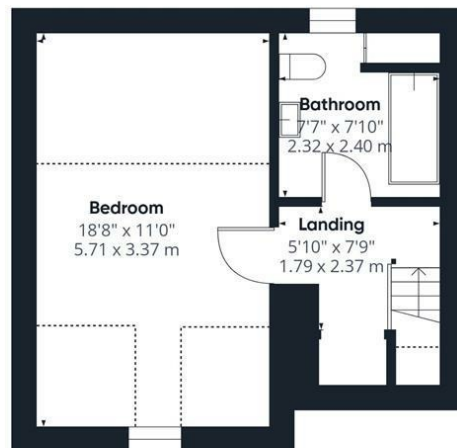
George Street enjoys a convenient position within the popular Perthshire town of Blairgowrie, offering easy access to a wide range of everyday amenities. The town centre provides supermarkets, independent shops, cafés, restaurants and various leisure facilities, alongside primary and secondary schooling options. Blairgowrie is surrounded by attractive countryside, with opportunities for walking, cycling and outdoor pursuits nearby. The town also offers access to the neighbouring village of Rattray and benefits from road connections towards Perth, Dundee and the wider Perthshire area. Combining the convenience of town living with beautiful countryside close at hand, Blairgowrie remains a popular choice for buyers of all ages.



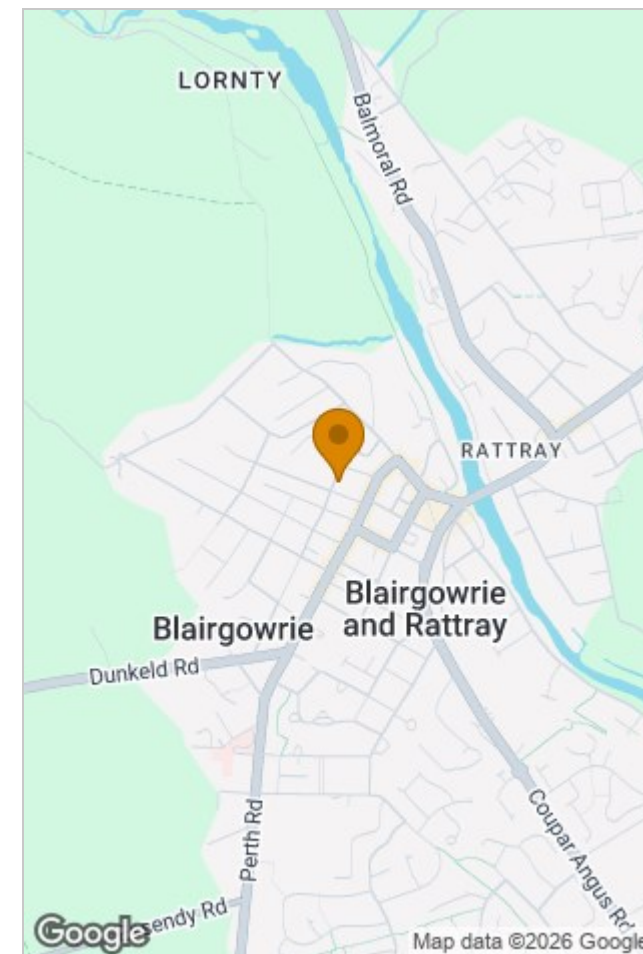
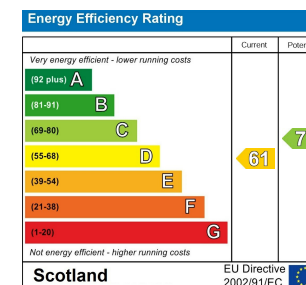
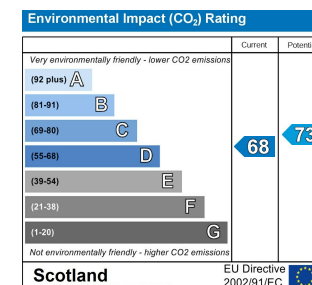




Ground floor



Floor 1



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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