



17 George Street, Blairgowrie, PH10 6HA  
Offers over £127,500



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- Charming stone-built cottage
- Spacious living room with fireplace
- Modern bathroom
- Versatile attic bedroom space
- Mature private rear garden
- Two bedrooms over two levels
- Fitted kitchen with storage
- Separate utility/laundry room
- Detached external storage room
- Central Blairgowrie location

Situated within a convenient central location in Blairgowrie, 17 George Street is a charming and deceptively spacious stone-built cottage offering flexible accommodation across two levels. Combining character features with practical living space, the property will appeal to a range of buyers including first-time purchasers, downsizers, or buy-to-let investors.

The ground floor accommodation comprises a bright and generously proportioned living room featuring a traditional fireplace, creating a warm and welcoming focal point. The fitted kitchen offers ample storage and workspace, while the modern bathroom and separate utility/laundry room add to the home's practicality. A well-sized double bedroom is also located on the ground floor. Upstairs, the converted attic level provides a spacious additional bedroom with useful storage and versatile space suitable for a home office or hobby area. Externally, the property benefits from a detached storage room/workshop and an attractive rear garden featuring mature planting, lawn areas, and seating space, ideal for relaxing outdoors. Located within easy reach of Blairgowrie town centre amenities, schools, cafés, and transport links, this delightful home offers excellent value and flexible accommodation in a popular residential setting.





## Location

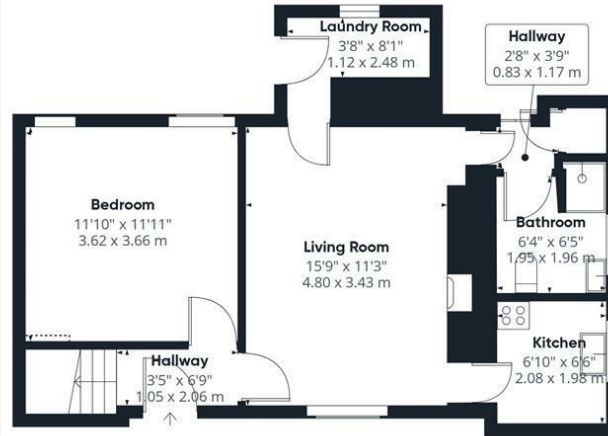
17 George Street enjoys a convenient location within the popular Perthshire town of Blairgowrie. The town offers a wide range of amenities including supermarkets, independent shops, cafés, restaurants, schools, and leisure facilities, all within easy reach of the property. Blairgowrie is well known for its attractive surroundings and access to outdoor pursuits including walking, golfing, fishing, and cycling. Excellent road connections provide straightforward commuting to Perth, Dundee, and surrounding areas, while nearby countryside and glens offer stunning scenery throughout the year. Combining small-town convenience with access to beautiful rural landscapes, Blairgowrie remains a highly desirable location for a wide range of buyers.







First Floor



Ground floor



Approximate total area<sup>(1)</sup>

884 ft<sup>2</sup>  
82.2 m<sup>2</sup>

Reduced headroom

112 ft<sup>2</sup>  
10.4 m<sup>2</sup>

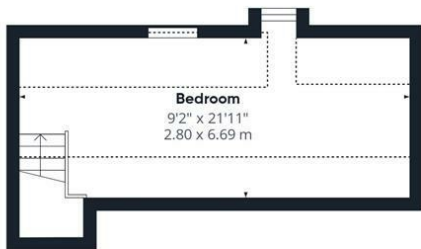
(1) Excluding balconies and terraces.

Reduced headroom

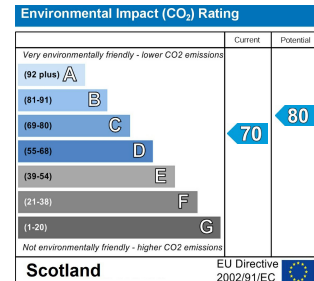
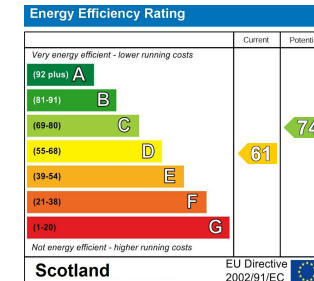
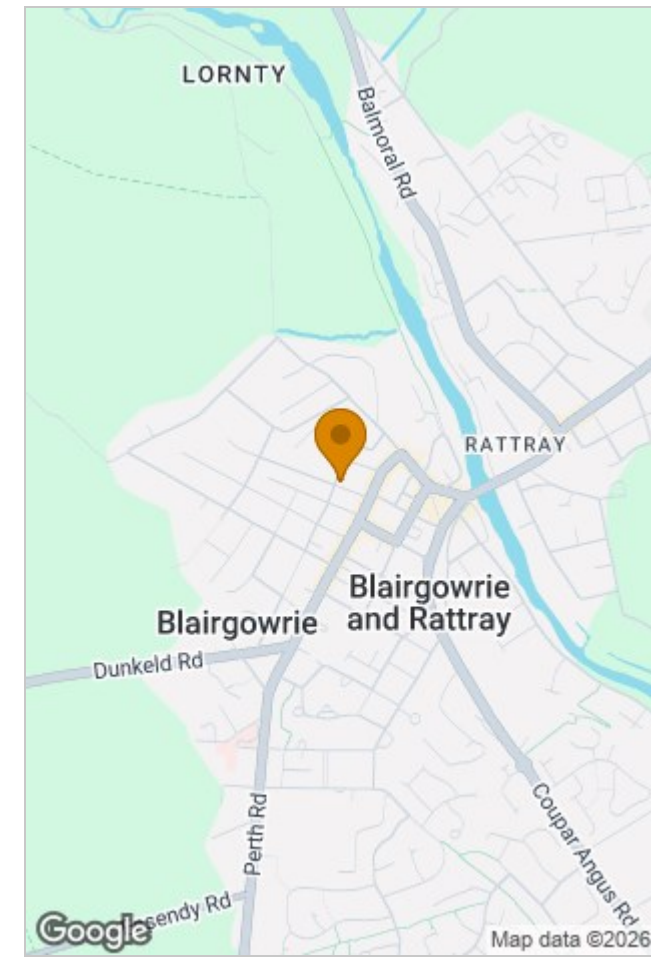
..... Below 5 ft/1.5 m

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

GIRAFFE360



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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