



17 Precinct Street, Blairgowrie  
PH13 9DG  
Offers over £50,000

\*\*\*\*\* CLOSING DATE SET FRIDAY 16TH JANUARY 12 NOON \*\*\*\*\*

This mid terraced house on Precinct Street offers an opportunity for buyers or investors looking for a full strip-back renovation project. The property is in very poor condition throughout and will require extensive works, making it suitable only for those prepared to take on a complete refurbishment from top to bottom.

Internally the property currently comprises a lounge, kitchen, two bedrooms and a bathroom. While the layout provides a solid starting point, the property is a blank canvas and should be viewed as a total renovation opportunity rather than a home ready for occupation. This is a project property with clear potential for those with vision, and experience. Once renovated, it could be transformed into a charming home or a worthwhile investment.

### **Lounge**

13'3" x 12'4" (4.05 x 3.76)

### **Kitchen**

9'6" x 10'6" (2.92 x 3.21)

### **Bathroom**

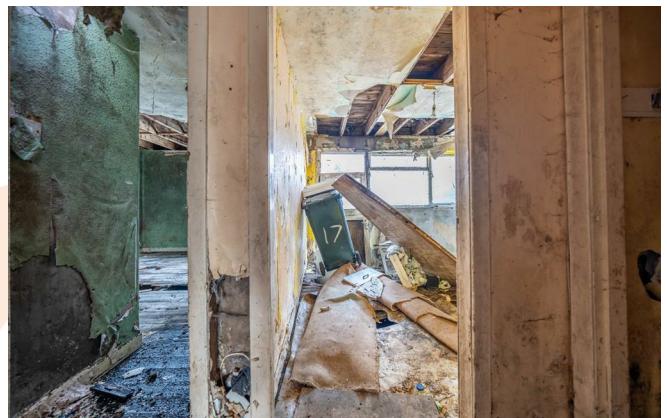
5'7" x 8'3" (1.71 x 2.54)

### **Bedroom One**

12'11" x 14'1" (3.94 x 4.31)

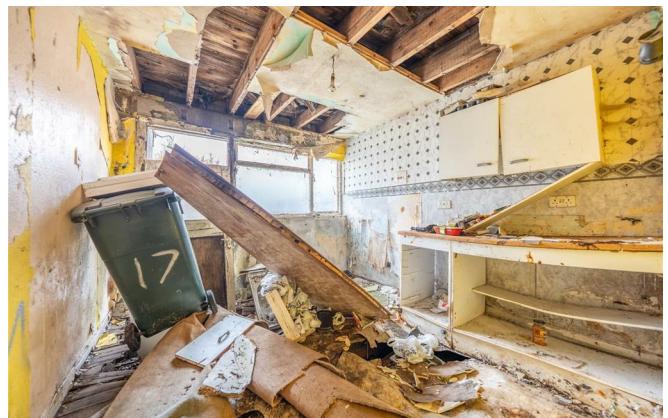
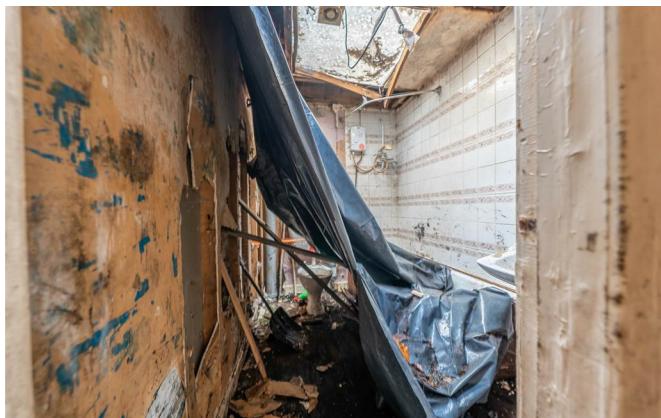
### **Bedroom Two**

13'9" x 12'7" (4.21 x 3.84)





- Mid terraced house
- Blank canvas with scope to add value
- Requires complete strip-back renovation throughout
- Sought after location
- Ideal for builders, developers or experienced renovators





#### 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<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
Scotland	EU Directive 2002/91/EC	