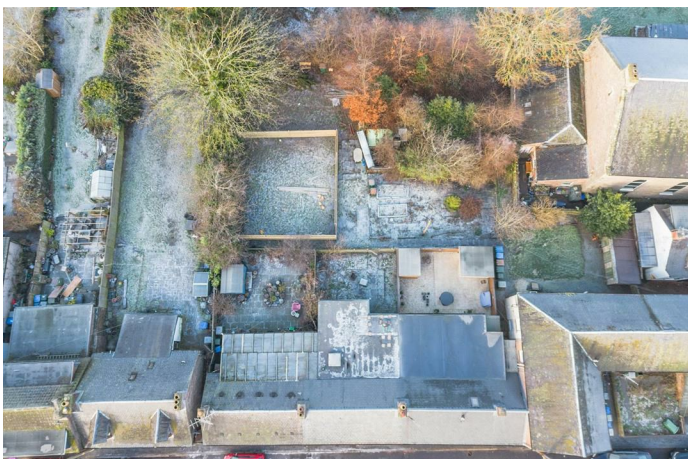


Simple Approach



Estate Agents



**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

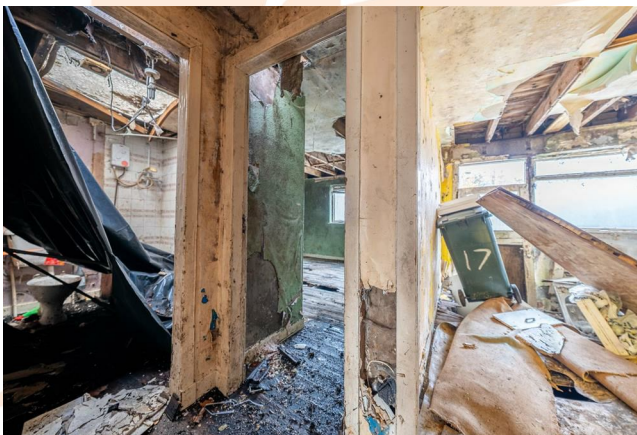
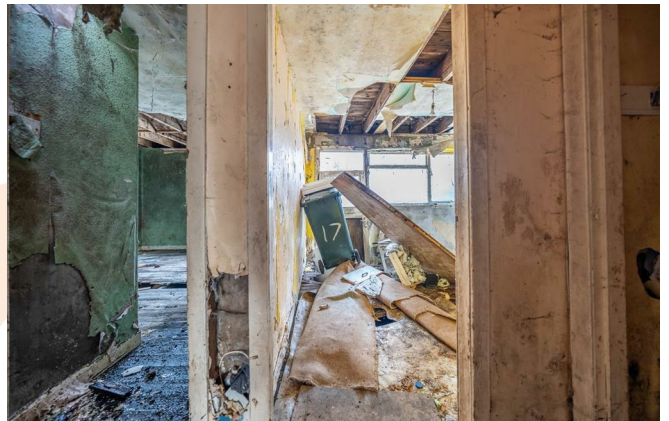
5'7" x 8'3" (1.71 x 2.54)

Bedroom One

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

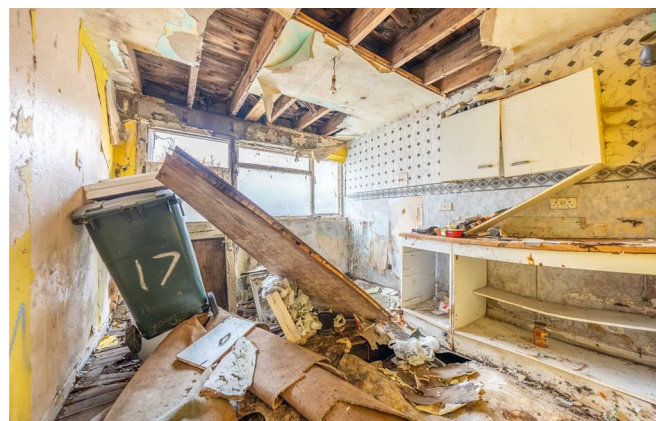
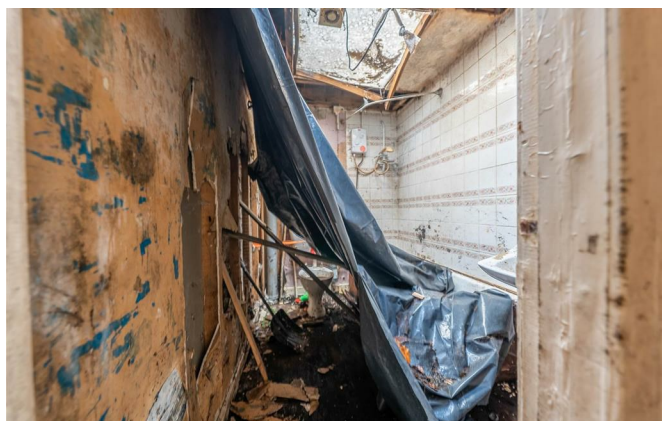
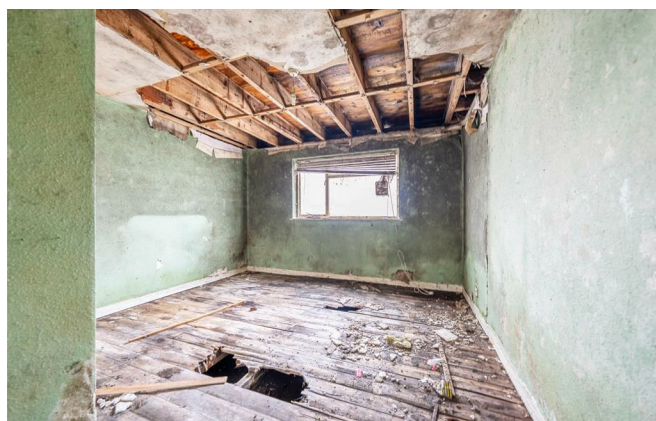
Bedroom Two

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