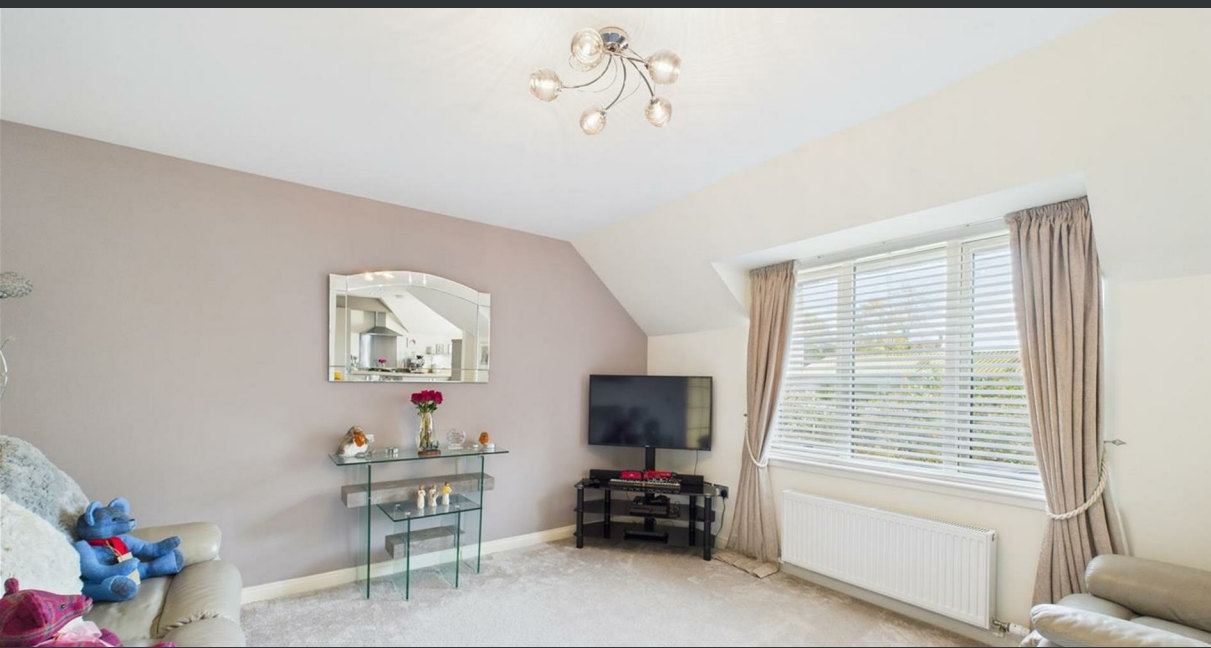




28 School Field Road, Blairgowrie, PH10 7FD
Offers over £135,000





28 School Field Road Blairgowrie, PH10 7FD

- Modern two-bedroom upper apartment
- Stylish fitted kitchen with integrated appliances
- Contemporary bathroom with shower-over-bath
- Gas central heating and double glazing
- Peaceful and well-maintained development
- Bright and spacious lounge
- Two bedrooms with built-in wardrobes
- Neutral décor and excellent condition throughout
- Residents' parking and shared gardens
- Ideal for first-time buyers or downsizers

28 School Field Road is a beautifully presented two-bedroom upper apartment, forming part of a modern and well-maintained development in the sought-after area of Rattray, Blairgowrie. Finished to a high standard throughout, this home offers stylish and comfortable living within easy reach of local amenities and transport links.

The bright entrance stairway leads to a spacious hallway that connects all rooms. The lounge is generously proportioned, with a large window allowing natural light to fill the space, creating a warm and welcoming atmosphere. The modern kitchen is fitted with sleek grey cabinets, integrated appliances, and ample worktop space, making it ideal for cooking and entertaining. There are two well-presented bedrooms, both with fitted wardrobes, providing excellent storage. The contemporary bathroom features a quality three-piece suite with a shower-over-bath and modern tiling. Externally, the property enjoys shared garden grounds and private residents' parking. With gas central heating, double glazing, and neutral décor, this apartment is in walk-in condition and ready for immediate occupancy. This property offers a superb opportunity for first-time buyers, downsizers, or investors seeking a modern, low-maintenance home in a peaceful yet well-connected location.

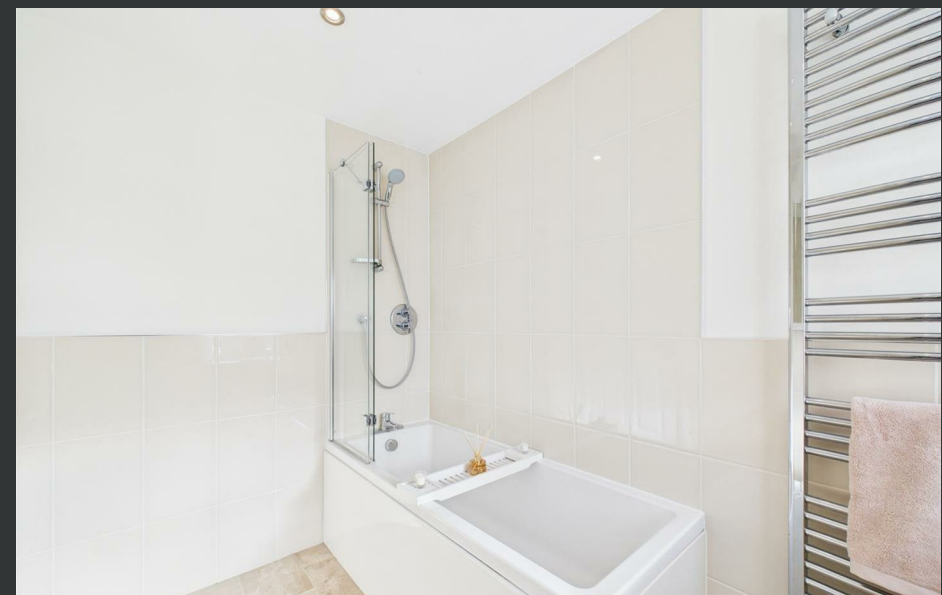
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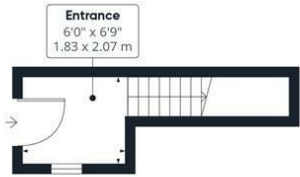


Location

Ratray is a popular residential area located across the River Erich from Blairgowrie, offering a great blend of peaceful surroundings and everyday convenience. Blairgowrie provides a wide range of local amenities including shops, supermarkets, cafés, and leisure facilities, as well as excellent schools. The town is ideally placed for commuting to Perth and Dundee, with regular bus routes and easy access to major road networks. The surrounding Perthshire countryside offers an abundance of scenic walks, golf courses, and outdoor pursuits, making this an excellent location for both relaxation and active living.







Ground floor



Floor 1

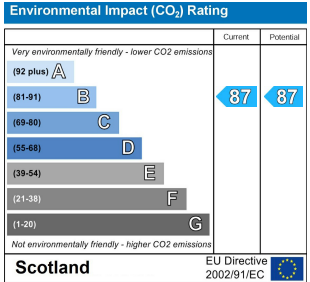
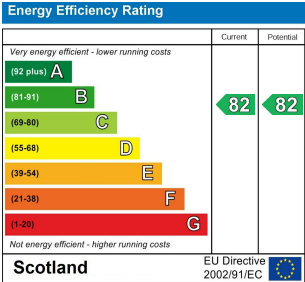
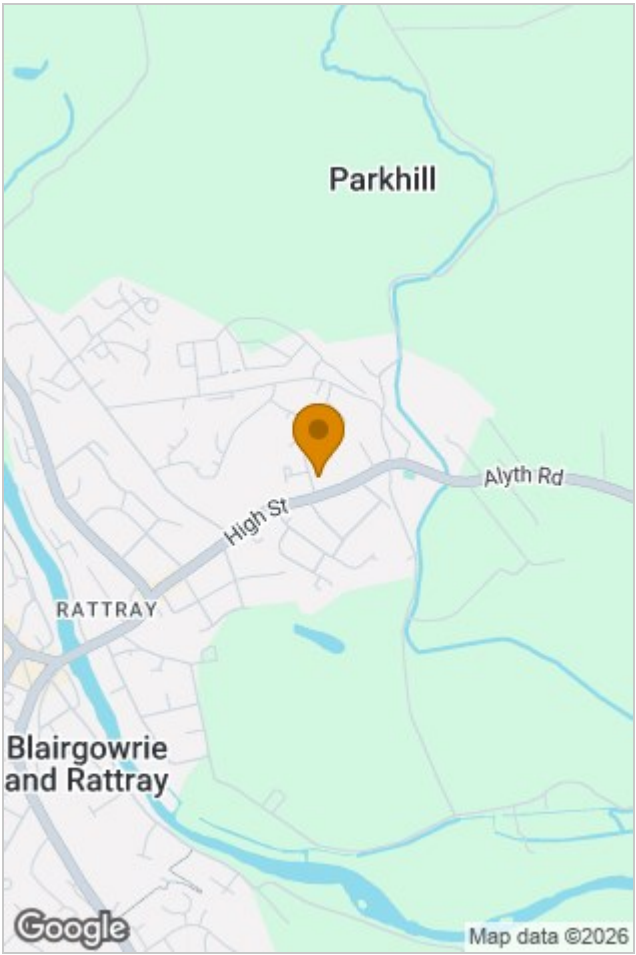


Approximate total area⁽¹⁾
707 ft²
65.7 m²

(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.

