



4 Reform Street, Blairgowrie, PH10 6BD
Offers over £110,000





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- Spacious two-bedroom house
- Bright lounge with feature wall
- Separate utility room with storage
- Two generous double bedrooms
- Move-in ready interiors
- Centrally located in Blairgowrie
- Stylish modern kitchen with breakfast bar
- Contemporary bathroom
- One bedroom with large built-in cupboard
- Ideal for first-time buyers or investors

4 Reform Street is a deceptively spacious two-bedroom house situated in the heart of Blairgowrie. Offering well-presented interiors and flexible living space over two levels, this property blends modern style with practicality, making it ideal for first-time buyers, couples, or as a buy-to-let investment.

The ground floor opens into a welcoming entrance hallway leading to a bright lounge with a feature wall. The dining kitchen is fitted with gloss units, wooden worktops, and a breakfast bar, creating a stylish and functional hub of the home. To the rear, a large utility room provides excellent storage and laundry facilities, while the modern bathroom is finished with contemporary tiling and a three-piece suite. Upstairs, there are two generous double bedrooms, each filled with natural light. One of the bedrooms benefits from a large built-in cupboard, offering excellent storage solutions. Externally, the home benefits from a convenient town centre location, within easy reach of Blairgowrie's wide range of shops, cafés, schools, and amenities. 4 Reform Street represents an excellent opportunity to purchase a centrally located home with generous space, and strong appeal to both homeowners and investors alike.

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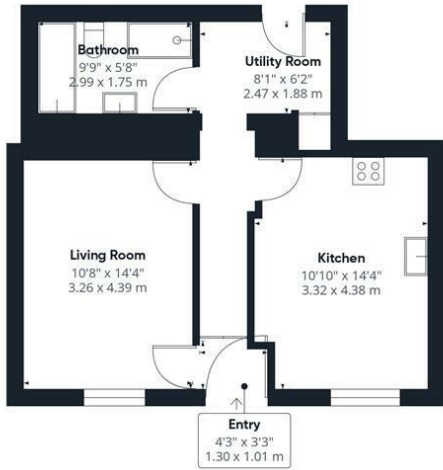


Location

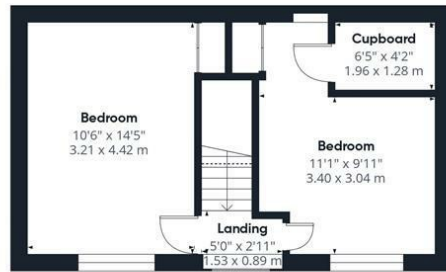
Reform Street is located in the heart of Blairgowrie, a thriving Perthshire town renowned for its scenic setting and strong community spirit. The property is just a short walk from local shops, supermarkets, cafés, and medical facilities, ensuring everyday convenience. Blairgowrie is well-connected, with regular bus services to Perth and Dundee, both offering additional shopping, leisure, and transport links. Outdoor enthusiasts will appreciate the nearby River Ericht walks, surrounding hills, and easy access to the Cairngorms National Park. Known for its golf courses and close proximity to Glenshee Ski Centre, Blairgowrie provides a fantastic balance of town amenities and countryside lifestyle.







Ground floor



Floor 1



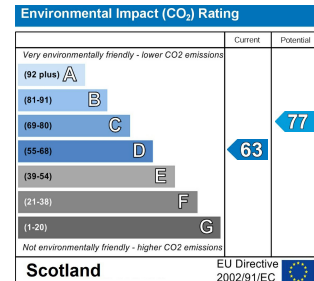
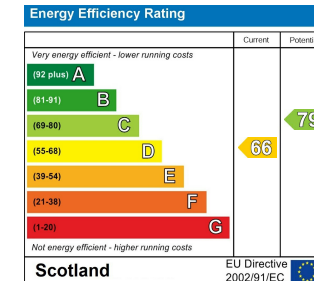
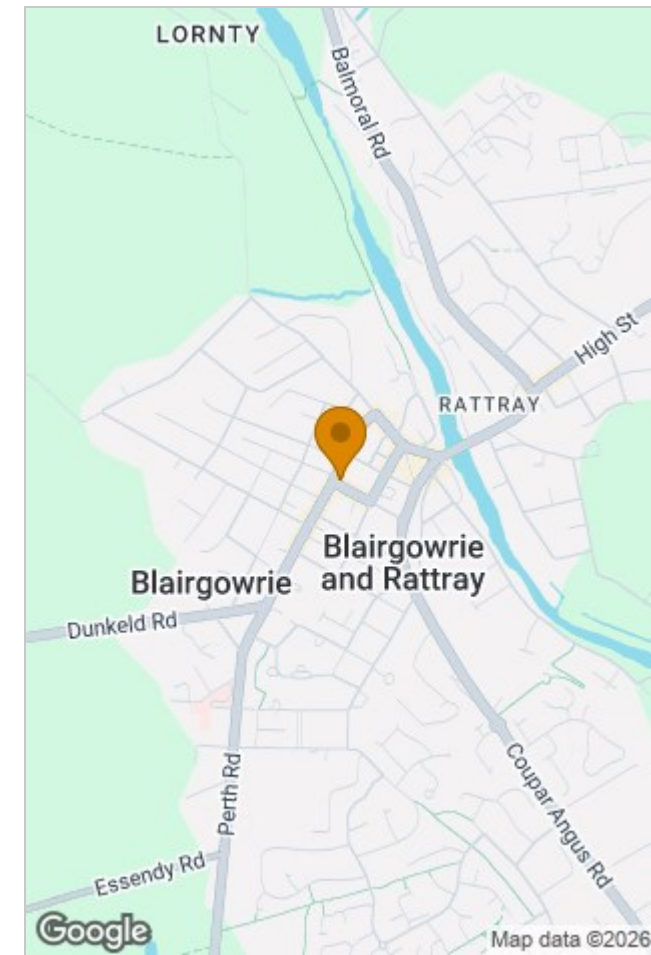
Approximate total area[®]
777 ft²
72.3 m²

(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.

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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.

