Simple Approach

Estate Agents

17 Precinct Street, Blairgowrie

PH13 9DG

Offers over £50,000

13-15 St Leonards Bridge, Perth, PH2 0DR
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17 Precinct Street, Blairgowrie, PH13 9DG

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)

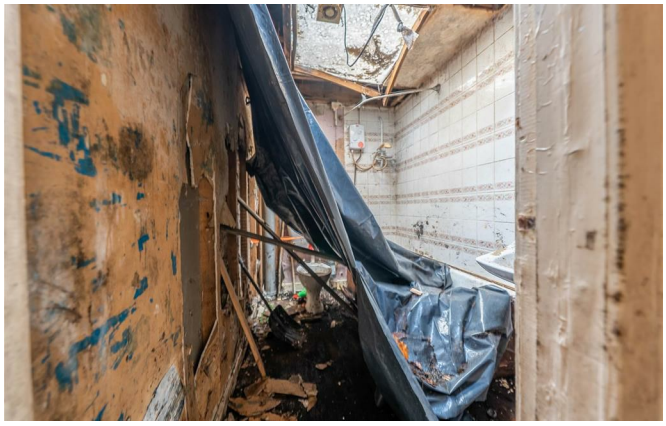
Bathroom
5'7" x 8'3" (1.71 x 2.54)

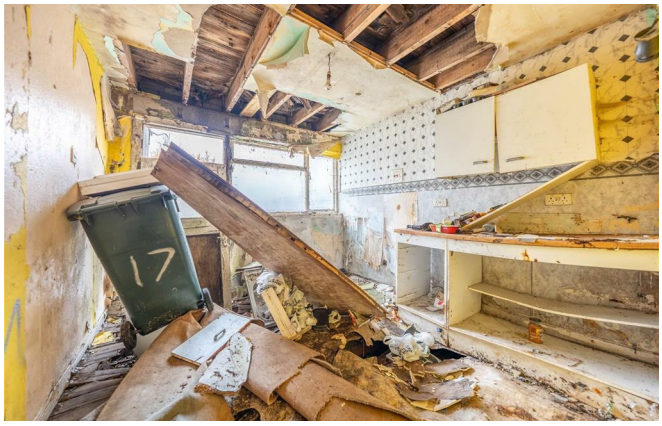
Bedroom One
12'11" x 14'1" (3.94 x 4.31)

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

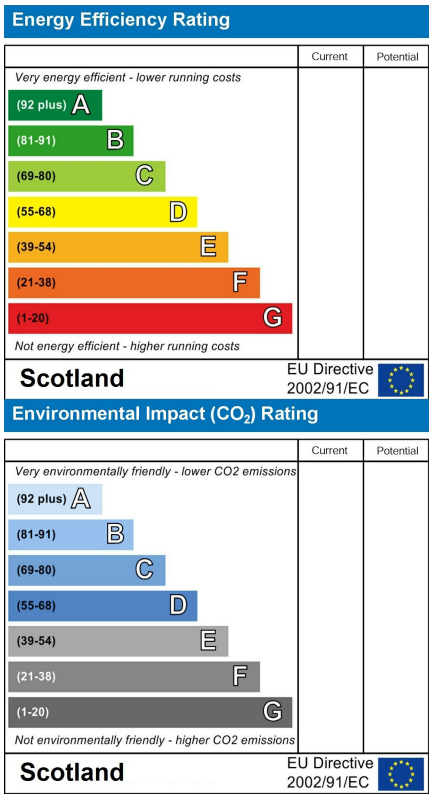
01738 827864

- This Property Doesn't Come With A Home Report As It Is A Full Renovation
- Blank canvas with scope to add value
- Mid Terraced House Requires complete strip-back renovation throughout
- Sought after location
- Ideal for builders, developers or experienced renovators





Larghan Victory Park
A923
Blairgowrie Rd
Forfar Rd
Coupar Angus Rd
Coupar Angus
A94
Markethill
Dundee Rd
A923
A94
Google
Map data ©2026


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 CO2 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 CO2 emissions
Scotland
EU Directive 2002/91/EC