



**HARMONY HOMES**  
ESTATE AGENCY



1A Commercial Street, Blairgowrie, PH12 8UA

Offers over £260,000



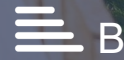
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Offers over £260,000

# 1A Commercial Street

Blairgowrie, PH12 8UA

Nestled on Commercial Street in the charming village of Newtyle, this stunning mid-terrace house, formerly a railway station, offers a unique blend of history and modern living. Built in 1831, this property has been immaculately presented and is in move-in condition, boasting an impressive 1,679 square feet of living space.

As you step inside, you are greeted by a warm and inviting atmosphere, enhanced by an abundance of natural light. The spacious open-plan lounge seamlessly integrates with the kitchen and dining area, creating an ideal space for both relaxation and entertaining. A secret door leads to a cleverly concealed utility room and WC, adding a touch of intrigue to the layout.

The first floor features a lovely snug area, perfect for quiet evenings, along with a master bedroom that exudes comfort. Ascend to the second level, where you will find two additional bedrooms and a family bathroom, providing ample space for family or guests.

Outside, the well-maintained south-facing garden offers a delightful retreat, while private off-street parking ensures convenience. This property perfectly captures the essence of village countryside charm, all while being just a 15 to 20-minute drive from the vibrant city of Dundee.

This unique home is a rare find, combining historical character with contemporary comforts, making it an ideal choice for those seeking a peaceful yet accessible lifestyle. Don't miss the opportunity to make this exceptional property your own.



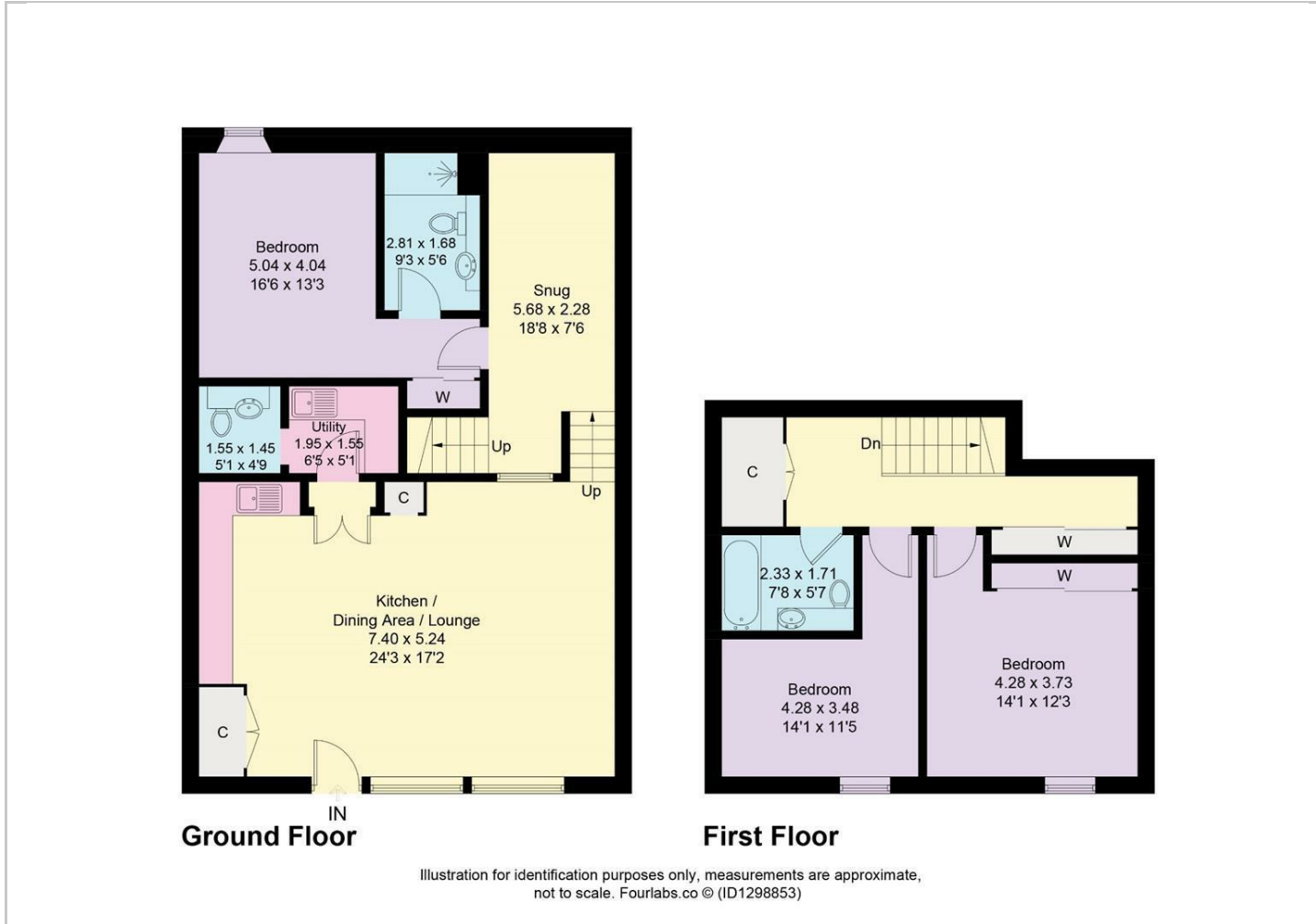


Directions

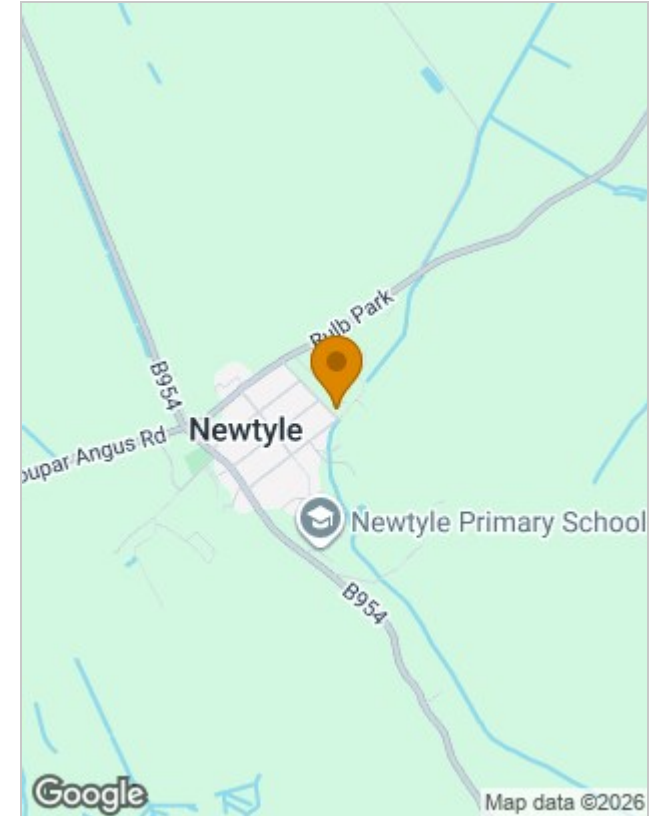




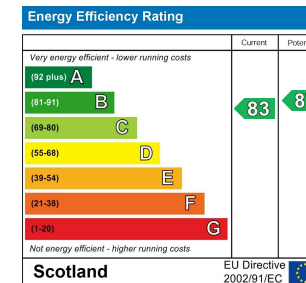
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Harmony Homes Office on 01382 819155 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.

10 Troon Crescent, Dundee, Angus, DD2 3FS

Tel: 01382 819155 Email: [hello@harmonyhomesestateagency.com](mailto:hello@harmonyhomesestateagency.com) [www.harmonyhomesestateagency.com](http://www.harmonyhomesestateagency.com)