



2 Ninians Court, Blairgowrie, PH10 7QH
Offers over £38,500



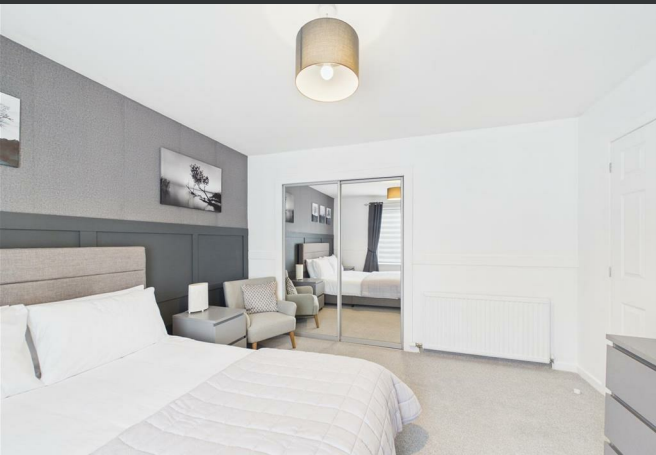
2 Ninians Court Blairgowrie, PH10 7QH

- Quarter Share ground floor apartment
- Bright and spacious living room
- Contemporary bathroom
- Private outdoor seating area
- Move-in condition
- Two generous double bedrooms
- Stylish modern kitchen with dining space
- Neutral décor throughout
- Communal grounds and parking
- Popular and convenient location

This beautifully presented quarter share, ground floor apartment offers spacious, modern living within a quiet and well-maintained residential development in the popular town of Blairgowrie.

The property opens into a welcoming hallway leading to a bright and generously proportioned living room, enhanced by a stylish feature wall and large window allowing for excellent natural light. The contemporary kitchen is well-appointed with modern units, ample workspace, and space for dining, creating a practical and sociable environment. There are two well-sized double bedrooms, both tastefully decorated and offering comfortable accommodation with space for freestanding furniture. A modern bathroom completes the internal layout, fitted with a clean, neutral suite. Externally, the property benefits from its own private outdoor seating area, ideal for relaxing or entertaining, along with communal grounds and residents' parking. Finished to a high standard throughout, this home is truly move-in ready and would suit a range of buyers including first-time purchasers and downsizers. Combining space, style, and a convenient location, this is an excellent opportunity to acquire a quality apartment in a sought-after area.

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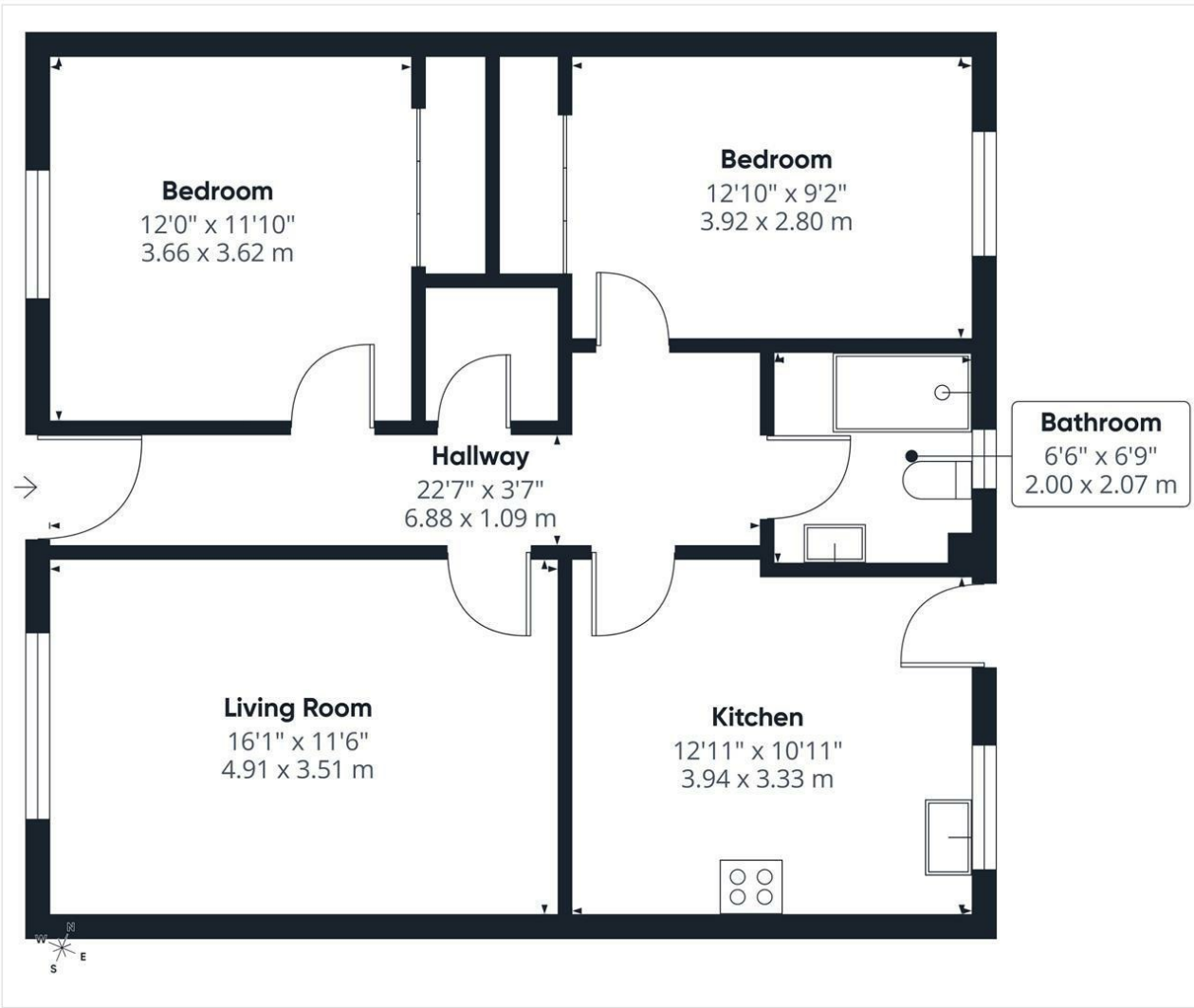


Location

Blairgowrie is a highly desirable town set on the banks of the River Ericht, offering a wide range of local amenities including shops, supermarkets, cafes, and restaurants. The town also benefits from excellent schooling and leisure facilities, including golf courses and scenic walking routes. Surrounded by beautiful Perthshire countryside, Blairgowrie provides easy access to outdoor pursuits such as hiking, cycling, and fishing. The property is well placed for commuting, with Perth, Dundee, and further afield all within reasonable travelling distance, making it an ideal location for those seeking a balance of town living and rural charm.





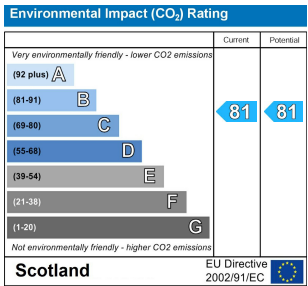
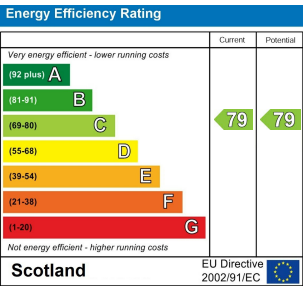
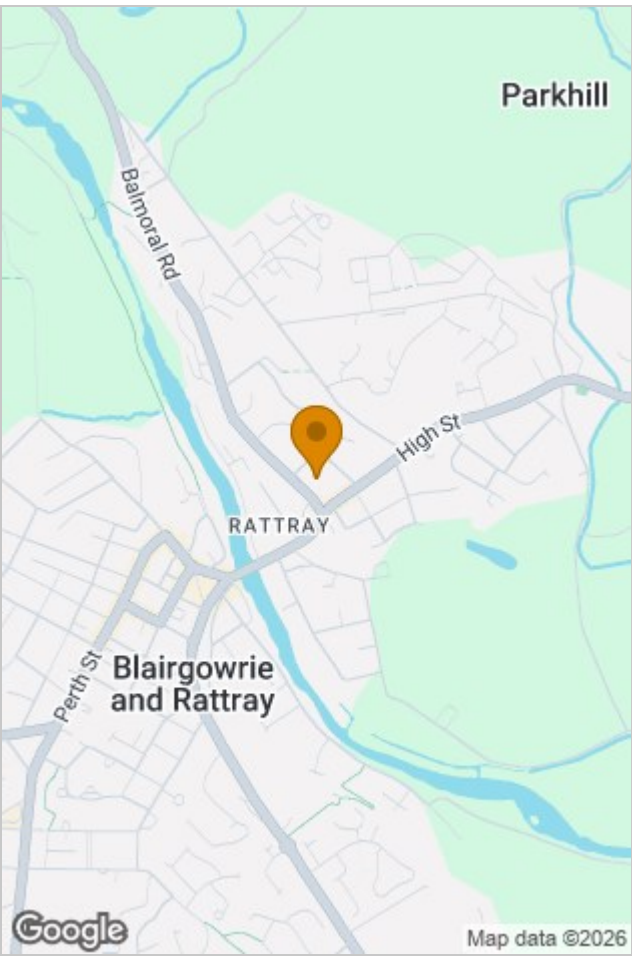


Approximate total area^m
787 ft²
73.3 m²

(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.

