

The Property Shop Blairgowrie

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A superb opportunity to purchase this spacious first floor maisonette.

**22 Balmoral View
Rattray
Blairgowrie
PH10 7BB**

OFFERS OVER £59,950

- **First Floor Maisonette**
- **Vestibule**
- **Hallway**
- **Spacious Living Room**
- **Kitchen**
- **Two Bedrooms**
- **Shower Room**
- **Excellent storage**
- **Shared Garden**
- **Allocated Parking Space**
- **Pretty Countryside Views**
- **Gas Central Heating**
- **Double Glazing**
- **EPC Rating : D**

Measurements

Living Room	16.03 x 13.09	(3.97m x 4.95m)
Kitchen	8.01 x 8.00	(2.47m x 2.43m)
Bedroom one	16'02 x 9.05	(4.84m x 2.86m)
Bedroom Two	13.07 x 8.08	(4.13m x 2.63m)
Shower Room	8'00 x 4'08	(2.43m x 1.41m)

This first floor maisonette offers spacious accommodation within a block of similar properties and is located within walking distance of Blairgowrie town centre, where local amenities may be found including health centres, shops, banks and restaurants, plus excellent transport links to both Perth and Dundee.

The property offers bright and spacious accommodation over two levels with pretty views across the surrounding countryside.

A residents parking area is located at the front the property which has an allocated parking space. A path leads through the shared garden, mostly gravel with a pleasant seating area and to the communal stairwell and then to the private front door.

The accommodation on the first floor comprises of a vestibule where there is an extremely useful and large walk in cupboard, perfect for bicycle storage, a hallway which has a further storage cupboard housing the fuse box, Kitchen with a selection of fitted wall and base units, a shower room with tiled cubicle, electric shower, WC and hand basin and a very large living room with two windows giving lovely views.

A carpeted staircase leads to the first floor where there are two bedrooms. The master bedroom has two double built in wardrobes and once again fine views. A further cupboard housing the boiler is found on the landing.

Viewing is highly recommended to fully appreciate the space on offer in this super flat – perfect buy-to-let or first time buy.



Not to scale illustrative only



Directions ;

Entering Blairgowrie on the main Perth Road A93, follow the road through the town and cross the bridge heading towards Rattray. Continue up Boat Brae and take the first left onto Balmoral Rd. Continue for approx 1 mile following signs for Bridge of Cally. Balmoral view is located on the right hand, turn right just past this and then take the first right into the parking area.

Entry By arrangement with the vendor

Viewing By appointment through A & R Robertson & Black, The Property Shop, 38 Allan Street, Blairgowrie
Tel: 01250 875050
E-mail: property@robertson-black.co.uk

PRICE OFFERS OVER £59,950

EPC D

Ref MT

IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to a submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance. Please note any domestic appliances included in the sale must be accepted as seen, no guarantees will be provided.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

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