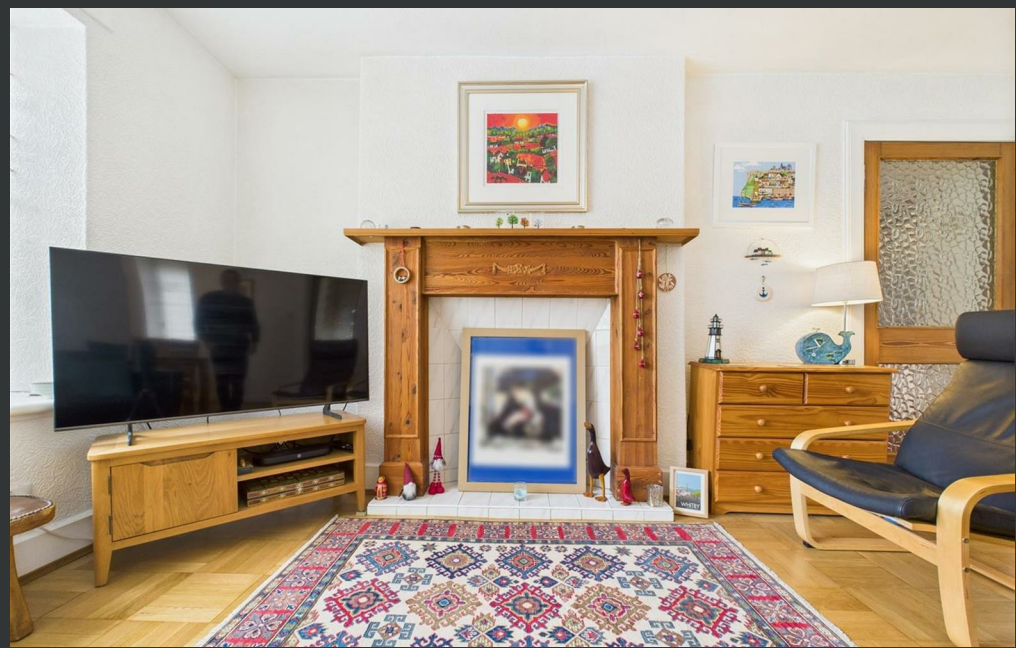




**6A Perth Street, Blairgowrie, PH10 6DQ**  
**Offers over £123,000**

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## 6A Perth Street Blairgowrie, PH10 6DQ

- 2 double Bedrooms and 1 single bedroom
- Defined dining space
- Contemporary bathroom with shower
- First-floor position with own entrance
- Town centre location
- Bright lounge with parquet flooring
- Well-equipped kitchen
- Rear garden area
- Gas central heating and double glazing
- Excellent potential for upgrading

Set in the heart of Blairgowrie, 6A Perth Street offers spacious, flexible accommodation across one level. This well-maintained first-floor maisonette combines characterful charm with practicality, ideal for families, downsizers, or investors alike. Accessed via a private staircase, the property opens into a bright central hall leading to three well-proportioned bedrooms, large windows that flood the rooms with natural light and offer pleasant views over the surrounding area.

The spacious lounge is flooded with natural light from its large window, featuring beautiful parquet flooring and a traditional timber fireplace that adds warmth and elegance. A semi-open plan dining area flows naturally from the lounge, creating a sociable and versatile living space. The galley-style kitchen is well-appointed with ample units, worktops, and appliances, positioned to capture roofscape views. The bathroom is neat and contemporary with a fitted shower. Externally, there is a garden to the rear, stone-chipped for ease of maintenance and offering scope for further landscaping or alfresco dining. Designated off street parking for two cars. Benefitting from gas central heating and double glazing, the property is in move-in condition but offers scope for light modernisation to further enhance its appeal. With all of Blairgowrie's amenities quite literally on your doorstep, 6A Perth Street is a rare find—spacious, central and full of potential.

Offers over £123,000







## Location

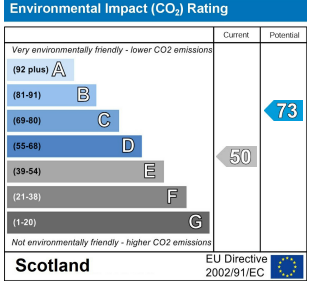
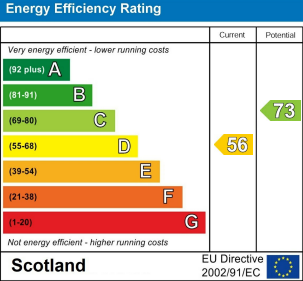
Situated in the heart of Blairgowrie, 6A Perth Street enjoys an ultra-convenient location close to the town's excellent range of amenities, including shops, supermarkets, cafes, and both primary and secondary schools. The River Erich and nearby parks offer scenic walking routes, while regular bus links provide easy access to Perth, Dundee, and beyond. Blairgowrie itself is a thriving Perthshire town, beloved for its community spirit, outdoor pursuits, and gateway location to the Highlands. Whether you're commuting, working from home, or retiring in comfort, this central position offers the very best of both lifestyle and practicality.











## 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.