



**Premier
Properties**
Perth



10 Cambridge Street, Blairgowrie, PH11 8AW

Offers Over £249,950

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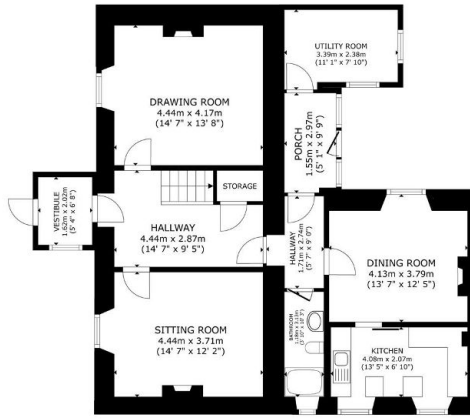
The accommodation is arranged over two levels and comprises an entrance hall, formal lounge, versatile living room/snug (which could also serve as a fourth bedroom), kitchen, dining room, bathroom, and utility room.

Upstairs, there are three well-proportioned double bedrooms and a family bathroom.

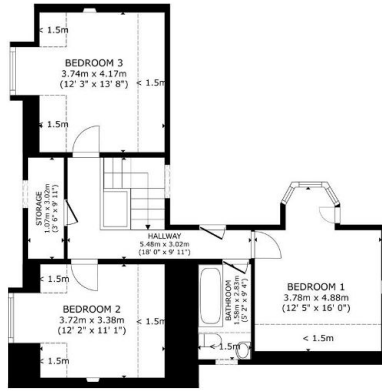
Externally, on-street parking is available to the front. The property occupies a substantial plot (1808 sqft) mainly laid to lawn, and includes two outbuildings that provide excellent storage or workshop space. The property offers excellent potential for extensions or for a further build, subject to planning permission.

Early viewing is highly recommended to fully appreciate the potential and space this property has to offer.

- 4 spacious bedrooms
- Ideal family home
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended
- Sizeable plot
- Renovation project



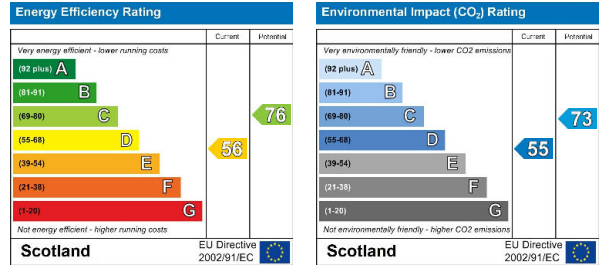
GROUND FLOOR



FIRST FLOOR

10, Cambridge Street Alyth, Blairgowrie, PH11 8AW

GROSS INTERNAL AREA
GROUND FLOOR: 98.9 m² (1,065 sq.ft.); FIRST FLOOR: 55.9 m² (602 sq.ft.)
EXCLUDED AREAS: REDUCED HEADROOM 14.0 m² (151 sq.ft.)
TOTAL: 154.8 m² (1,666 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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