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## **Top Flat, 21 Allan Street, Blairgowrie, Perthshire PH10 6AB**

**Offers Around £120,000**

- Charming Central Top Flat
- Excellent Condition
- Spacious Lounge
- Modern Fitted Kitchen
- Double Glazing & Gas C.H.
- Tastefully Decorated
- Secure Entry System
- Council Tax Band - C
- Close to Bus Station
- 20 Minutes to Dundee & Perth
- 3 Double Bedrooms
- Quiet Location
- Parking Available
- Open Fire
- Excellent Storage
- Drying Yard and Shed
- Riverside Walks
- Schools Nearby
- EPC Rating – E
- Close To Shops & Restaurants

**Viewing** By Appointment:

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**DESCRIPTION:** This bright and spacious top floor flat has three double bedrooms, has been considerably upgraded and is in immaculate condition. It is conveniently located in the town centre, close to the Well Meadow and yet it is very quiet and peaceful. There are two parking places available to rent nearby and good local shops, services and lovely riverside walks are just a short stroll from the house. The property is situated on the 2nd floor where there is a large hallway leading to a generous sitting room, modern fitted kitchen, three double bedrooms and bathroom with shower. The house retains many of the original features including stripped back and stained doors and skirting's. The property has double glazing throughout, gas central heating and a working open fire. To the rear is a pleasant, gravelled drying area with handy storage shed.



**ENTRANCE & HALLWAY:** (5m x 3.3m) A secure front door with entry system, allows access into the clean and tidy common passageway and stairs. These lead to the 2nd floor flat where a timber front door opens into a vestibule with plenty of space for outdoor clothing. From here, a semi glazed door opens into an attractive and spacious hallway where there is a fitted carpet and solid wood, timber panelled doors.



**SITTING ROOM:** (5.5m x 4.1m) This bright and very spacious south facing room has fitted carpet and two press cupboards, each with timber panel doors. On the far wall is a feature fireplace with ornate cast iron surround and hearth and a classic, solid oak mantle piece. A large double glazed picture window overlooks the front and there is a TV point beside this.



**KITCHEN/DINER:** (4.1m x 3.8m) Here there are fitted kitchen base and wall units, with high gloss red doors and charcoal grey laminate worktops. These are fitted with an integral electric oven, grill and a four ring gas hob with extractor above. A circular black Corian style sink with matching mixer taps sits beside a window overlooking the Riverside Park to the rear. There is also plenty of room for fridge, freezer, dish and washing machines. In the corner adjacent to the door, is space for a large dining table for four. The gas boiler is situated in one of the wall units.



**BATH ROOM:** (3.2m x 2.2m) An L shaped room with white suite and freestanding double ended bath with shower and a circular shower curtain over the bath. Two window to the rear allow in natural light, there is an extractor fan and a hatch leading to the loft.

**BEDROOM 1:** (5.4m x 3.7m) A spacious room with fitted carpet and large built in wardrobe units running the length of the far wall. Large double picture windows allow in light from the south.

**BEDROOM 2:** (4m x 3.7m) Here there is a fitted carpet and TV point. Along one wall are built in wardrobes, with sliding mirror doors. From the window, there are lovely views over the Riverside Park and woods beyond.

**BEDROOM 3:** (3.5m x 3.2m) Also with fitted carpet and window overlooking the front.

**EXTERIOR:** A door from the ground passageway leads out onto a small open, gravelled, common drying area. Here there is also a border, a place to sit out and a good sized brick storage shed with timber door.

**LOCATION:** Allan Street is situated in the very heart of the Blairgowrie, just north of the pretty, Wellmeadow Park. Gathered around the Wellmeadow are all the main shops, restaurants and services for the town, whilst the High School and Recreation Centre are just a five minute walk. There are many lovely walks nearby including the spectacular Riverside walk and the famous Ceteran Trail. Blairgowrie is a busy market town, popular with visitors and locals alike coming to enjoy the many sporting activities, particularly golf, fishing, skiing and hill walking. Schools, a recreation centre and swimming pool are situated nearby as are tennis courts and playing fields. This is a very pretty corner of rural Perthshire with an abundance of open countryside to enjoy for walking or cycling. Yet the Town is only 20 minutes drive from Perth and Dundee and just over an hour from Edinburgh.

**DIRECTIONS:** From Dundee, follow A923 via Coupar Angus and from Perth follow A93 via Guildtown to Blairgowrie. Alternatively, please follow the website link.

Viewing by appointment only through Adams Property:

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