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16 Leslie Street
Blairgowrie
PH10 6AH

Offers Over
£109,950

This extremely spacious maisonette with its town centre location provides easy access to all amenities with both primary and secondary schools within walking distance. Entering from its own front door into an internal hall and stairway, the accommodation on the first floor comprises, kitchen, dining room, lounge, sitting room, bedroom and family bathroom, and on the upper floor three further bedrooms.

Benefitting from gas central heating and double glazing (one single glazed window excepted). A roof terrace is also a unique feature of this property and whilst requiring some upgrading, once completed this would provide a comfortable family home.

Lounge 15'4 x 14'4 (4.67 x 4.37)

Two large windows to the front of the property provide this room with ample natural light. Two decorative alcoves. Multi-fuel stove. Double doors lead to the Dining Room

Dining Room 11'10 x 9'10 (3.61 x 3)

Access can be gained from both the lounge and hallway. Good sized room with access onto roof terrace

Kitchen 11'6 x 10'0 (3.51 x 3.05)

With timber panelled walls and fitted with a range of wall and base units. Gas range style cooker.

W C Cloak 3'11 x 3'10 (1.19 x 1.17)

With w.c. and wash-hand basin.

Sitting Room 15'3 x 14'6 (4.65 x 4.42)

This very large room could easily be an additional bedroom and is situated to the front of the property.

Bedroom 1 9'8 x 9'2 (2.95 x 2.79)

A smaller double bedroom

Family Bathroom 10'8 x 7'11 (3.25 x 2.41)

Partially wood panelled with a window to the rear. Coloured suite comprising a bath with mains shower over, w.c. and wash-hand basin

Upper Level Bedroom 2 23'5 x 14'4 (7.14 x 4.37)

Partially wood panelled with a window to the rear. Coloured suite comprising a bath with mains shower over, w.c. and wash-hand basin

Upper level Bedroom 3 12'3 x 11'10 (3.73 x 3.61)

Another large room with front and rear windows.

Upper Level Bedroom 4 23'6 x 10'9 (7.16 x 3.28)

This room has a front facing window.



- 4 Bedrooms
- Council Tax Band D
- Dining Room
- EPC Rating - E
- Family Bathroom
- GCH & DG
- Kitchen
- Lounge
- Maisonette Flat
- Shops & Amenities Nearby

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Directions: Entering Blairgowrie town Centre on the A93, continue along the High Street, turn down Allan Street towards the Wellmeadow taking a right turn at the travel agents into Leslie Street. The property is above The Dome Restaurant on the left.

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



Illustration For Identification Purposes Only. Not To Scale

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 submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

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

CONTACT DETAILS

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