



Penthouse 1878, Upper Allan Street, PH10 6FG

Fixed Price £455,000 Freehold

STAMP DUTY PAID - SAVING OF £10,250

Description

Please note internal photographs are of a similar apartment

KEY FEATURES

- Exceptionally high-quality specification
- Flexible stylish interiors
- Double height ceilings with stunning views
- Underfloor heating
- 2 dedicated private spaces
- Attractive communal gardens
- Luxurious en-suite in master bedroom
- Utility Room
- A short walk to the town centre

MUST BE VIEWED

THE PROPERTY

Apartment 1878 is located within the grand Victorian school house which was built in 1876, each carefully designed to retain and accentuate the classical design and feel of the original building. The apartment is accessed by a well maintained inner communal hallway. The apartment front door opens into the lower hallway, with an impressive brick feature wall, under stairs storage large enough to store bikes. A carpeted staircase leads to the upper floor. Here the spacious hallway with storage provides access to all rooms. The master bedroom overlooking the rear of the building with built in storage and double doors leading to the exquisite en suite bathroom, with free standing bath, oversized shower and double sink vanity units. There is



a further 2 double bedrooms, shower room and large utility room. Double doors take you through to the superb open plan living/dining and kitchen. The luxurious kitchen with large central island is the focal point of this wonderful entertaining space, providing minimalist German designed (Bulthaup) units with Siemens appliances. The spacious living dining areas provide the contemporary styling for such a special penthouse. The 3 large windows offer stunning views over the town and hills beyond.

GENERAL AREA

Blairgowrie is one of the largest towns located within the beautiful Perthshire countryside, located just to the North of Perth lying on the banks of the River Erich, ideally situated for those who enjoy walking. Blairgowrie has a comprehensive range of shopping and recreational facilities for all your needs, and is also popular with golfers and anglers. It is also the main starting point for the 60-mile circular Cateran Trail that walkers can follow around the historic drove roads previously used by cattle rustlers.

Blairgowrie is known as the gateway to Glenshee which caters for year round sports including skiing, golfing, mountain biking, abseiling, hang gliding and paragliding. Perthshire is also a golfing paradise.

The A9 will take you north to the Cairngorms and the Highlands. Highland Perthshire is a wonderful location for those outdoor lovers – a golfing paradise and ideal for those walkers enjoying soft rolling hills or challenging Munros.

SPECIFICATION

KITCHENS BY CAMERON INTERIORS

Cameron Interiors is Scotland's most exclusive design company, specializing in precision and function to deliver perfectly designed kitchen spaces. Cameron Interiors are proud to be Scotland's only bulthaup partner, the Bulthaup b1 kitchen furniture highlights purist, ergonomic and intelligent minimalism. Introducing Bora intelligent cooktop systems and a full range of Siemens appliances, alongside Krion antibacterial solid surface

worktops.

VICTOR PARIS BATHROOMS

The bathroom specification is both timeless and minimalist in its design. All the brushed brass taps and showers are from Crosswater, and are complimented beautifully by the sleek matt finished vanity units from Italian design company Fiora, some of which contain double sinks up to 1.2m in length. All the bathrooms are finished in Italian porcelain large format tiles from Vetro Tiles.

LIGHTING SPECIFICATION

It's the details that set this property apart from the competition. A good example is the specification and lighting detail within the property. This includes John Cullen downlighting and Italian Flos architectural monopoint lighting which gives a superb directional lighting effect within a big space.

EXTENSIVE LANDSCAPE GARDEN

A key feature of the landscape design is the central communal garden area, boasting ornamental shrubs and herbaceous planting, and a peaceful seating area with shrub planting. The gardens have been designed for all residents to enjoy in the future when the gardens reach their maturity. The beautiful old stone exterior of The School House and as well as the extensive landscape gardens, are sensitively light up in the evening time, with high quality exterior up lighting.

CAR PARKING

There are 2 allocated car parking spaces with the apartment. The provision for future electric charging points is available on site. There is also ample guest parking spaces.

SECURE STORAGE

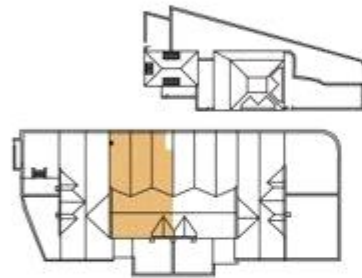
Secure underground lock-up storage units available, please ask agents for more details.

Tenure: Freehold

Tenure
Freehold

APARTMENTS PLANS
1878 PENTHOUSE

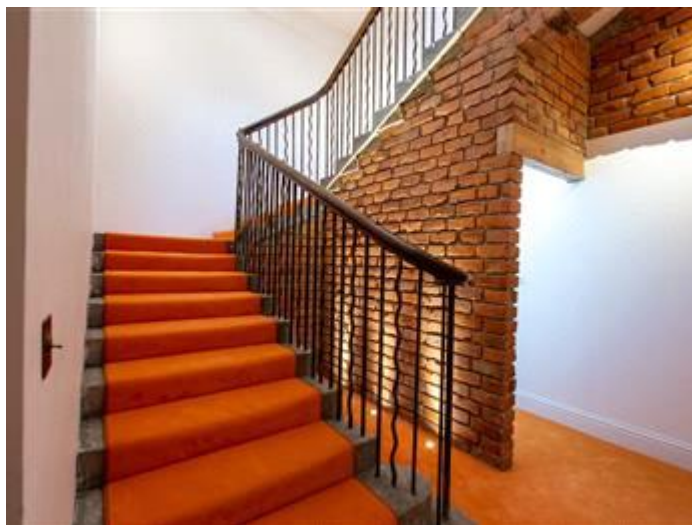
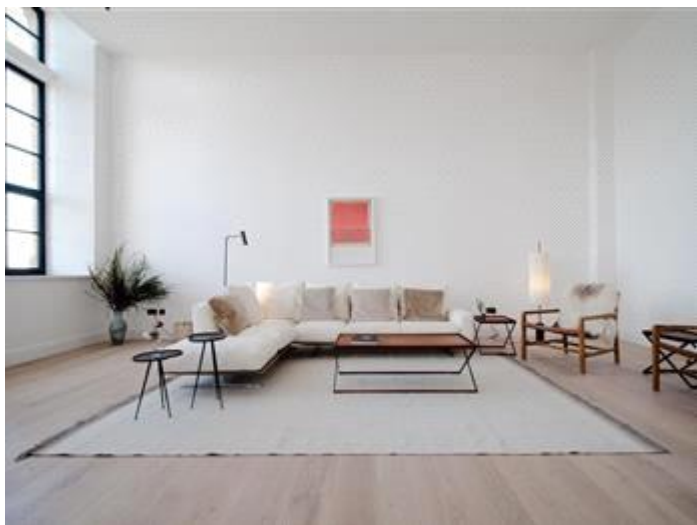
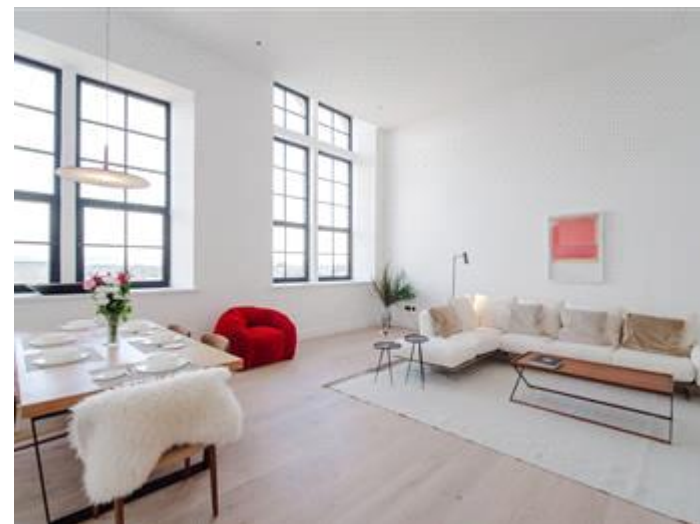
3 BEDROOMS | 228m²



DIMENSIONS

LIVING / DINING	7.8m x 6.9m
KITCHEN	4.8m x 4.1m
SHOWER ROOM	1.7m x 2.6m
UTILITY/PLANT	1.6m x 4.4m
BEDROOM 1	3.4m x 3.8m
BEDROOM 1 EN-SUITE	2.4m x 4.6m
BEDROOM 1 DRESSING	2.15m x 2.6m
BEDROOM 2	5.9m x 4.4m
BATHROOM 3 / STUDY	2.7m x 4.0m





Viewing by appointment only

[Ballantynes - Perth Office](#)

28, York Place, Perth PH2 8EH

Tel: 01738 441 825 Email: perth@ballantynes.uk.com Website: <https://www.ballantynes.uk.com>