



27-29 Perth Street

Blairgowrie, PH10 6DH

Offers in Region of £750,000

ccl  
PROPERTY





## 27-29 Perth Street

Blairgowrie, PH10 6DH

An opportunity has arisen to acquire an excellent development site in the centre of Blairgowrie. It is currently utilised as a garage and showroom with a small adjacent parking area. Subject to necessary planning regulations the site would be suitable for a variety of development opportunities. The site in total extends to approx. 0.45 of an acre.

The site is situated in the heart of Blairgowrie. It is at the junction of Perth Street and Newton Street. Blairgowrie has an excellent range of independent shops, professional services, schooling, a medical centre, cottage hospital, supermarkets, cafés and restaurants.

Perth and Dundee (both within 19 miles) offer a more comprehensive range of professional services, high street shops and leisure facilities. There are railway stations at Perth and Dundee. Dundee Airport (19 miles) has direct services to London, while Edinburgh Airport (57 miles) has a wide range of domestic and international flights. There is primary and secondary schooling in Blairgowrie and a choice of private schooling all within 31 miles.

The location is ideal for those who enjoy the outdoors. There are three golf courses at Blairgowrie. The Perthshire Hills and the Angus Glens are easily accessible and popular with hillwalkers; there is skiing at Glenshee (about 24 miles) and first class salmon fishing on the rivers Tay, Isla and Ericht. There are plenty of opportunities for country sports on local estates.





## The Property

Customer access is from the main doors at the front of the premises which open onto the new reception and waiting area. To the left is the main car showroom area. This is overseen from a number of sales offices with windows overlooking the showroom.

A door at the rear of the showroom leads to the MOT station which in turn leads to the main work shop. Both areas have access to the substantial stores department. There is a separate body shop. All 3 workshops have vehicular access on to Newton Street.

The total floor area is in excess of 1,300 sq mtrs

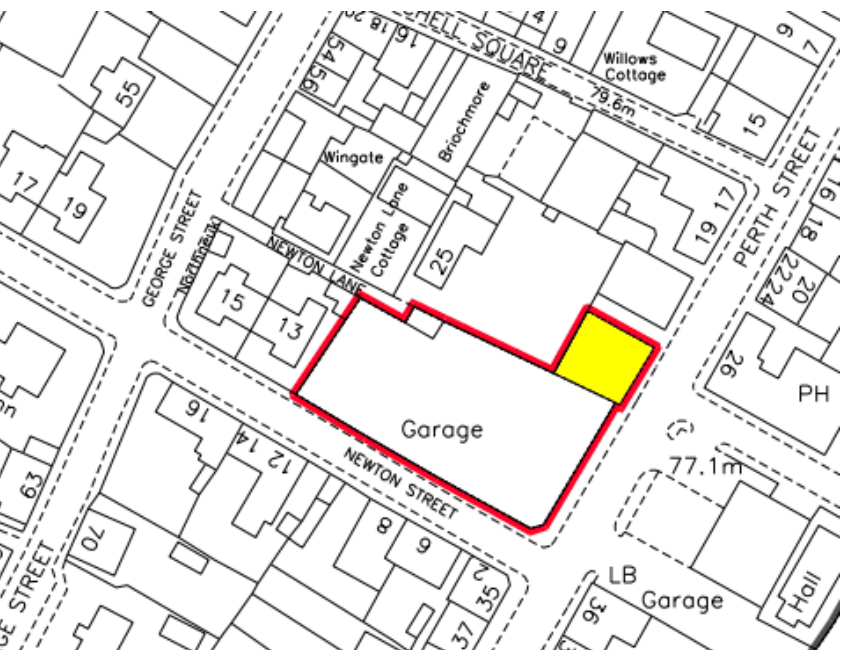
There is a parking area at the side of the property.

The property has mains water, drainage, and electricity.

The property is offered on the Scottish equivalent of Freehold.

## External

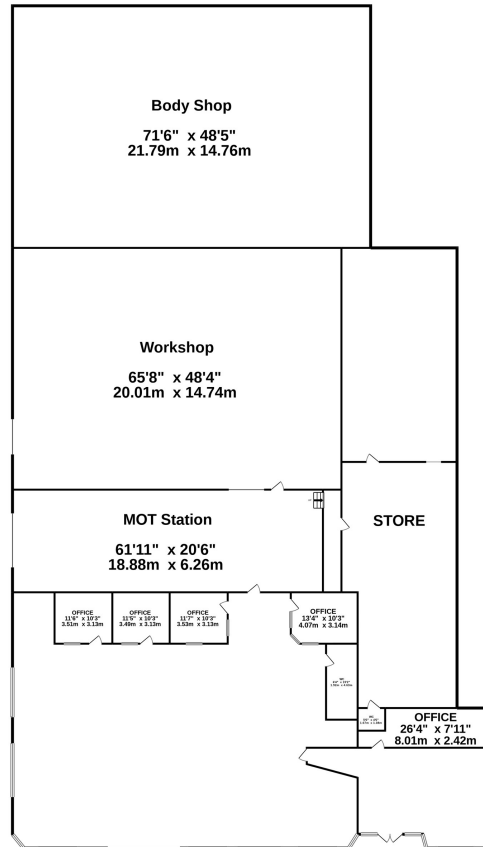
The property opens on to Perth Street at the front with the workshops having vehicular access to Newton Street at the side. There is an area off Perth Street that is used as a forecourt area.



## Situation

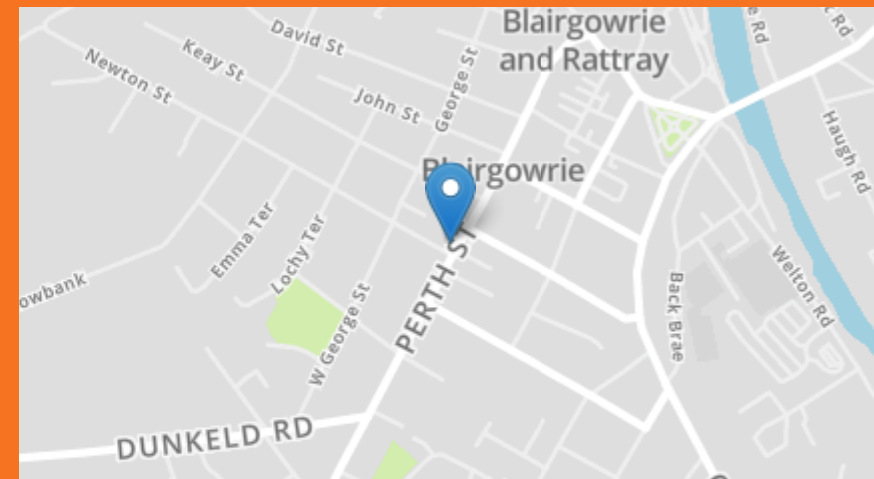
The sale of 27 – 29 Pert Street is a unique opportunity to purchase a development site in the heart of Blairgowrie that would be suitable for a variety of uses.

GROUND FLOOR  
14249 sq.ft. (1323.8 sq.m.) approx.



NORMAN LAING & CO, 27-29 PERTH ST, BLAIRGOWRIE PH10 6DH

TOTAL FLOOR AREA: 14249 sq.ft. (1323.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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62 High Street, Elgin

Moray

IV30 1BU

01343 610520

info@cclproperty.com