



13 OLD SCHOOL APARTMENTS

Blairgowrie, Perth & Kinross, PH10 6FG



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Set within the beautifully restored Old School House, this exquisite property combines timeless charm with cutting-edge comfort and immaculate finishes to create a truly exceptional living experience located in the delightful town of Blairgowrie.

Summary of Accommodation:

Ground Floor: Entrance hallway, living room leading to open plan dining kitchen, utility room, shower room, two double bedrooms (one with additional en-suite bathroom).

First Floor: Mezzanine level provides a potential fourth bedroom or gallery/office space, principal bedroom with dressing room and en-suite shower room.

Exterior: Private enclosed courtyard area accessed by patio doors from the kitchen. Exclusive use of a small lawned area.

Two allocated parking spaces. Detached storehouse with private, sectioned storage area.





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Situation

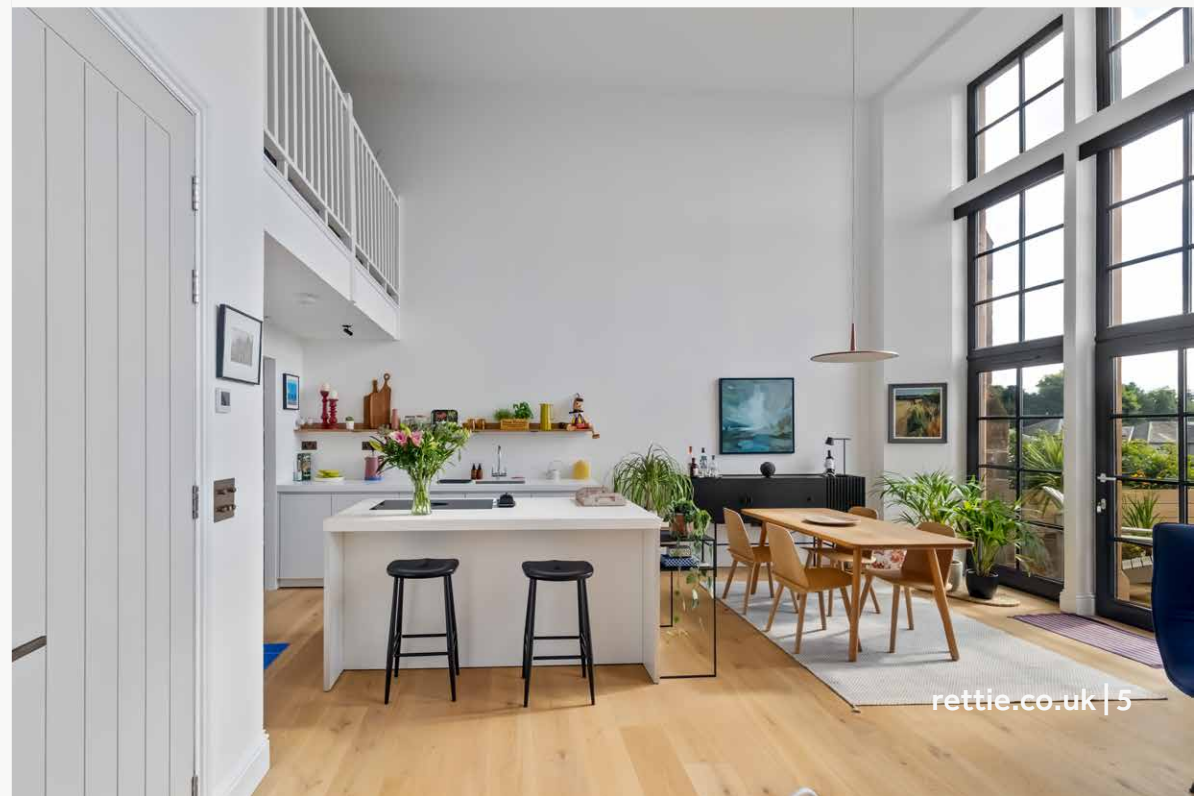
Blairgowrie is the largest town in Perthshire, located on the banks of the River Ericht to the north of the city of Perth. It is a principal local commercial centre that serves a large rural hinterland, a busy working town with long established independent retailers, several supermarkets, banks, professional services, and a monthly farmers market. It is also well known as the home of Blairgowrie Golf Club, with its renowned Rosemount and Lansdowne championship courses, widely regarded as two of the finest inland courses in Scotland.

There are regular bus services to and from Dundee and Perth, and regular domestic and international flights from Edinburgh, Glasgow and Aberdeen – all accessible by car in under two hours. The range of primary and secondary schooling locally is augmented by private schooling at the likes of Dundee High School, Glenalmond College and Strathallan School.

Known as 'Big Tree Country', Perthshire is widely famed for the quality of life and diversity of opportunity that its rural countryside offers. There is local salmon fishing on the River Isla, Tay, Ericht and North and South Esk Rivers. Blairgowrie offers easy access to the Cairngorms National Park, the Angus Glens and the Perthshire Hills which are a wonderful environment for hill walking, mountain biking, country pursuits and more extreme sports. There is also skiing at Glenshee.

In addition to the celebrated courses at Blairgowrie Golf Club, there are also the Open Championship links of Carnoustie and St Andrews, and 2014 Ryder Cup venue Gleneagles. Perth's North Inch course, and the local courses at Alyth, Glen Isla and Strathmore.

The cities of Dundee and Perth are under 30 minutes away by car and offer a wide range of shopping, dining, outdoor and cultural attractions, including the Dundee V&A, Perth Theatre and Concert Hall, the McManus, Perth Museum and Gallery, Dundee Esports Arena, and future northern Eden Project sites.



Nearby is the regal Scone Palace, which hosts events and National Hunt racing at Perth Racecourse. Glamis Castle, which also plays host to an annual calendar of events, the elegant riverside town of Dunkeld and the renowned Pitlochry Festival Theatre. For the ultimate in luxury, the internationally acclaimed Gleneagles Hotel is approximately 45 minutes away, boasting three top-tier golf courses, a world-class country club, shooting school, and Michelin-starred dining as well as gym, swimming and spa facilities.

General Description:

13 Old School Apartments is a striking three/four bedroom duplex apartment set within a beautifully converted red sandstone school building on Upper Allan Street. Combining period character with contemporary design, the home offers approximately 2,432 Sq ft (226 sq m) of versatile living space arranged over two floors.

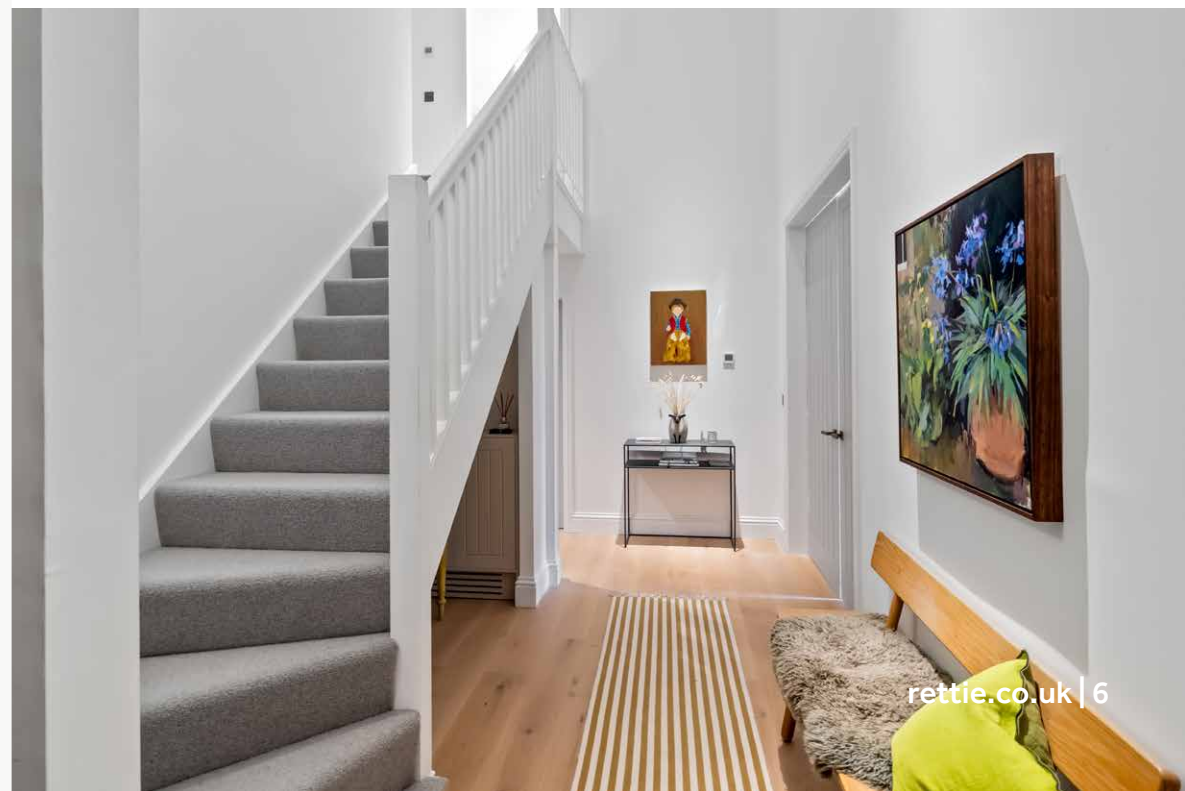
A stone pathway leads to a solid front door which opens to the communal entrance hallway giving access to three separate apartments. An inner door opens to the entrance hall where you are drawn effortlessly into an expansive open-plan living area that radiates warmth and sophistication. The space unfolds into the dining kitchen, which is the vibrant heart of the home, framed by four sets of patio doors crowned with clerestory windows and soaring double-height glazing. The room is flooded with natural light, creating an atmosphere that is both uplifting and serene.

The kitchen is a masterclass in modern design, combining precision and beauty. A sleek stainless-steel sink and premium Siemens appliances complement the contemporary island, complete with deep storage drawers, an induction hob, and discreet downdraft ventilation. Integrated conveniences include a dishwasher, Siemens microwave, oven, and grill which blend seamlessly into the cabinetry, achieving a refined, uninterrupted aesthetic.

The spacious utility room continues the home's commitment to elegance and function, with a polished worktop, integrated stainless-steel sink, and tailored cabinetry below. A subtle motion-sensor lighting system illuminates the space, revealing generous built-in storage. Underfloor heating runs throughout the ground floor, enveloping every step in comfort.

From the main hallway, two beautifully appointed double bedrooms and an exquisite shower room await. The shower room is well appointed with a large walk-in shower, wall-hung WC, and wash hand basin with integrated drawer with a large mirror above, enhanced by brushed gold accents and a heated bevelled radiator.

The first double bedroom rises dramatically with a double-height ceiling, bathed in daylight from triple windows and complete with bespoke fitted wardrobes and adjoining bookshelves. Automatic blinds provide both privacy and ease. The sumptuous en-suite bathroom offers a sanctuary of indulgence with dual wash hand basins, a freestanding sculptural bath with handheld shower attachment, walk-in shower enclosure, heated wall-mounted towel rail, and ambient feature lighting.



Neighbouring is the second double bedroom which is currently utilised as a snug. The room exudes charm and tranquillity, framed by dual windows and soft, recessed lighting. Completing the ground floor accommodation is the large storage cupboard which provides ample storage space.

Ascending the staircase, the first floor opens to a breathtaking mezzanine. A luminous gallery that gazes over the living area below. This inspiring space, presently used as an office but could equally be used as a fourth bedroom, commands sweeping views overlooking the surrounding hills.

The principal bedroom suite is sumptuously proportioned and bathed in light from a series of generous windows. The adjoining dressing room brings a touch of glamour, with ample hanging space, mirrored finishes, and ambient lighting.

The en-suite shower room continues the theme of subtle luxury with a spacious walk-in shower cabinet, wall-hung WC, sleek washbasin with drawer storage below, and a heated wall mounted towel rail under soft, sculptural lighting.

Exterior

Externally, the property enjoys a beautifully landscaped private courtyard; an idyllic setting for alfresco dining. Beyond lies a secluded lawn bounded by hedging which is exclusively for the property, offering a tranquil expanse of green framed by the elegance of the surrounding grounds.

There are two allocated parking spaces and a detached storehouse serving the historic Old School House which offers valuable private storage or the potential for a personal workshop or studio. The communal grounds are immaculately maintained, with an attentive factor ensuring that every corner of the private development remains pristine and inviting throughout the year.

GENERAL REMARKS AND INFORMATION

Viewing

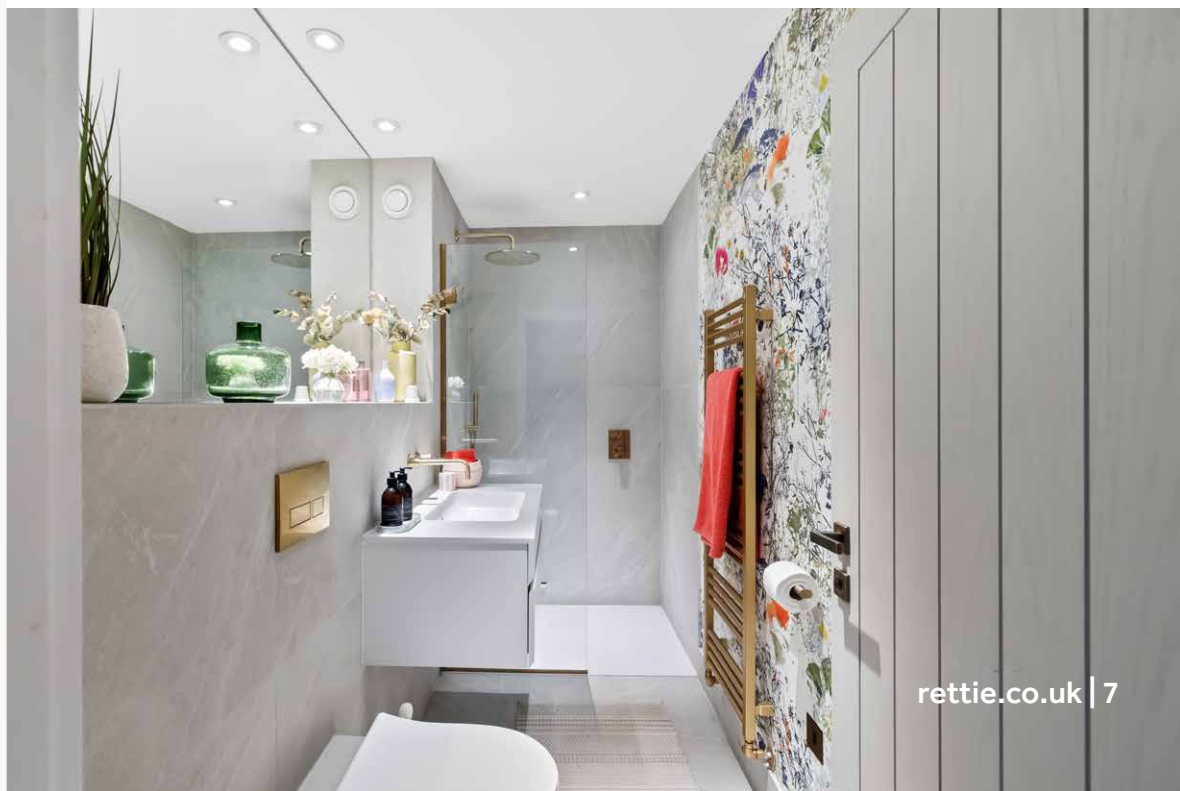
Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH10 6FG
///What3words ///rant.soap.investors

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.



Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5HH. Tel: 01738 475 000 Fax: 01738 475 710

Classifications

Council Tax Band E
EPC Rating – Band B

Factoring

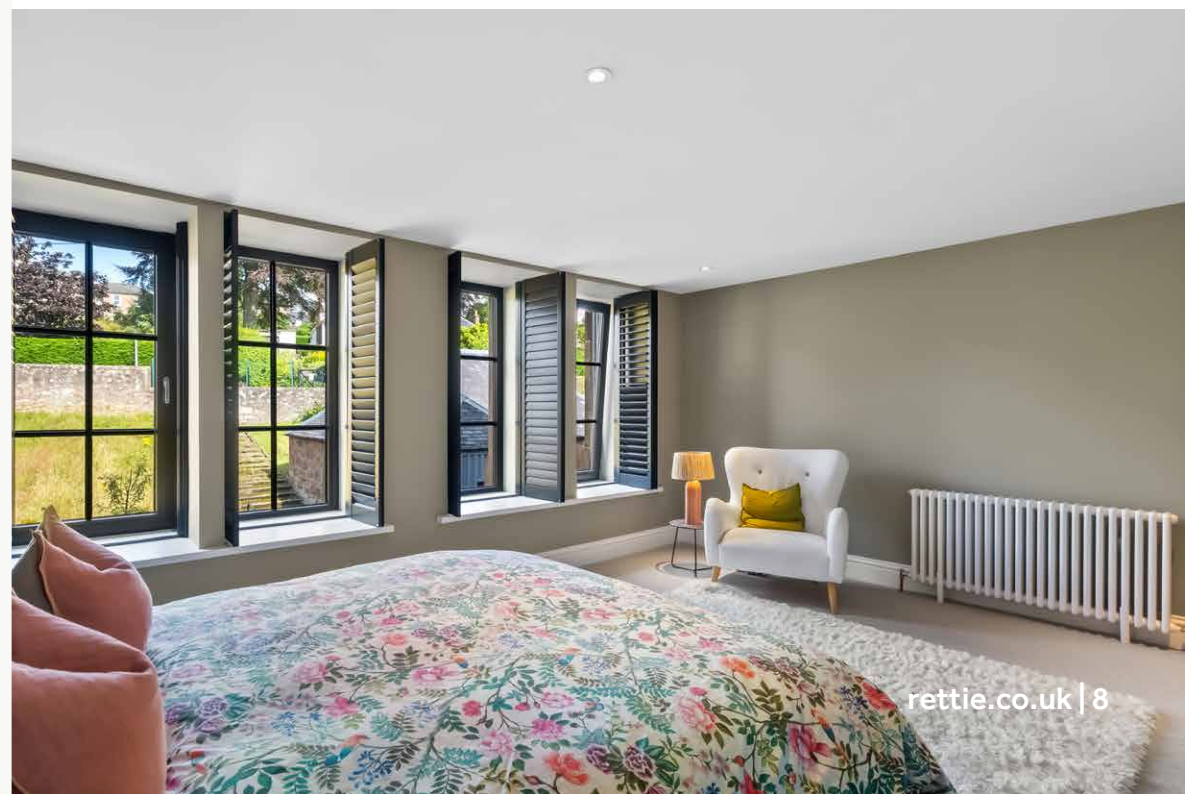
Factoring Fee is circa £2000 per annum

Tenure

Freehold

Services

Mains water and electricity. Mains drainage. Gas central heating. Wi-Fi. Disc and connection for Sky.



Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and www.thelondonoffice.co.uk

In addition, our social media platforms are [facebook.com](https://www.facebook.com/RettieTownandCountry), [RettieTownandCountry](https://twitter.com/RettieandCo), [twitter](https://www.linkedin.com/company/rettieandco), [com](https://www.instagram.com/rettieandco), [RettieandCo](https://www.instagram.com/rettieandco), [Instagram](https://www.instagram.com/rettieandco) and [LinkedIn](https://www.linkedin.com/company/rettieandco).

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

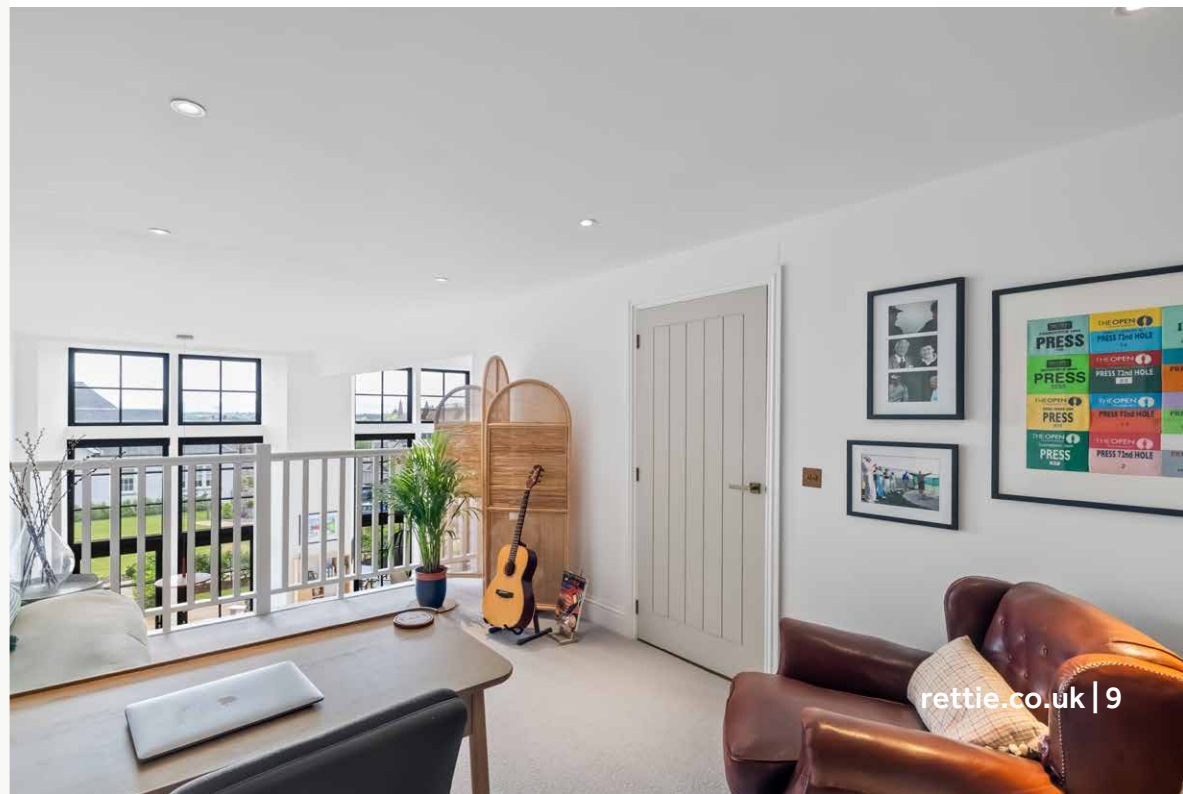
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Important Notice

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

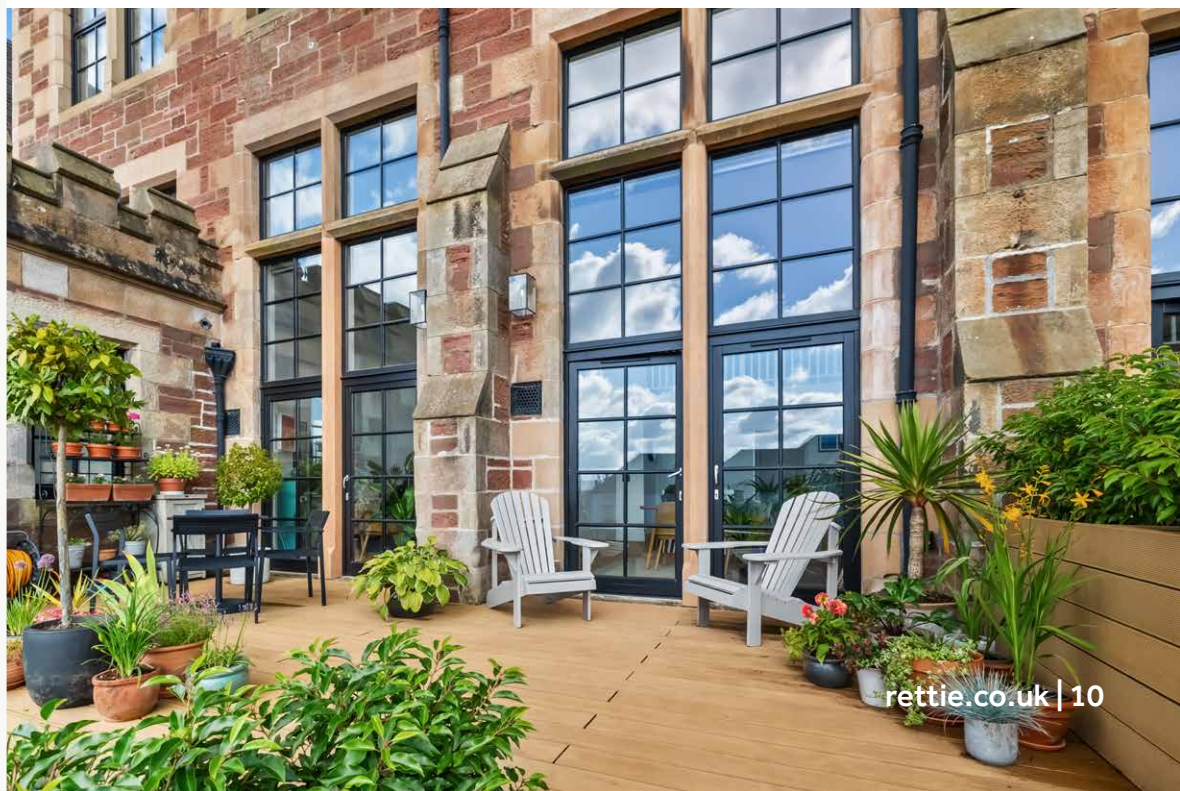
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

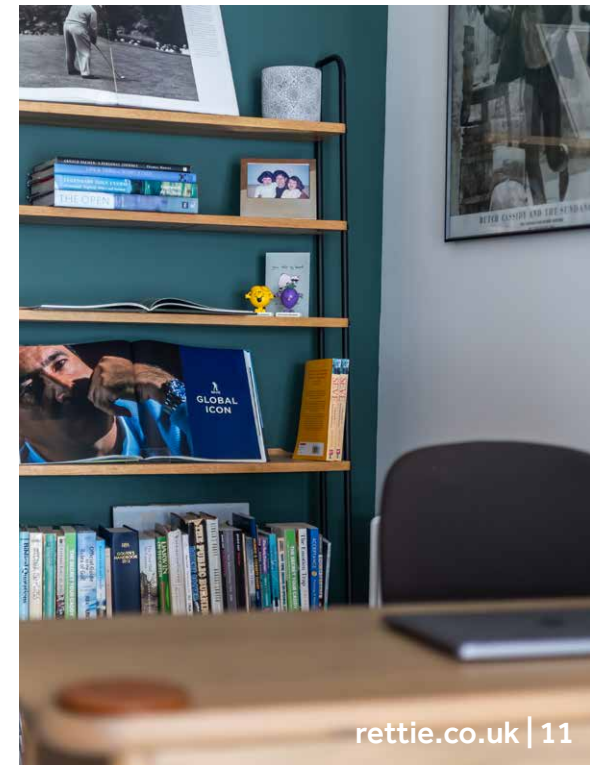
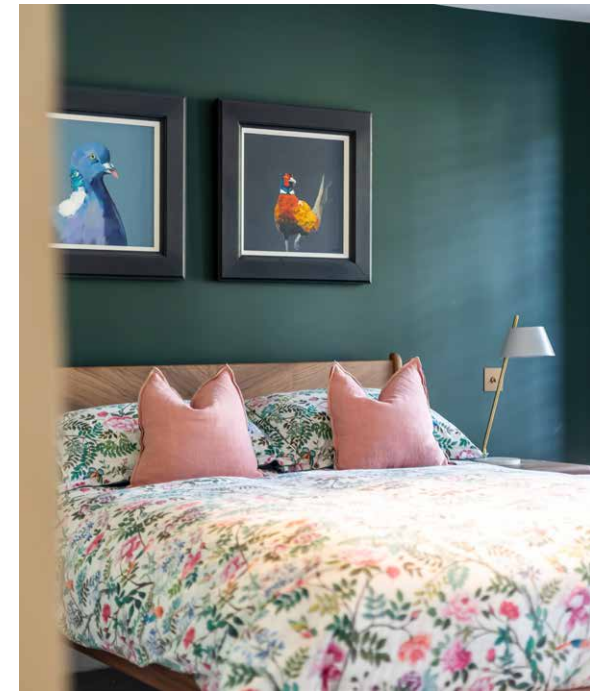
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

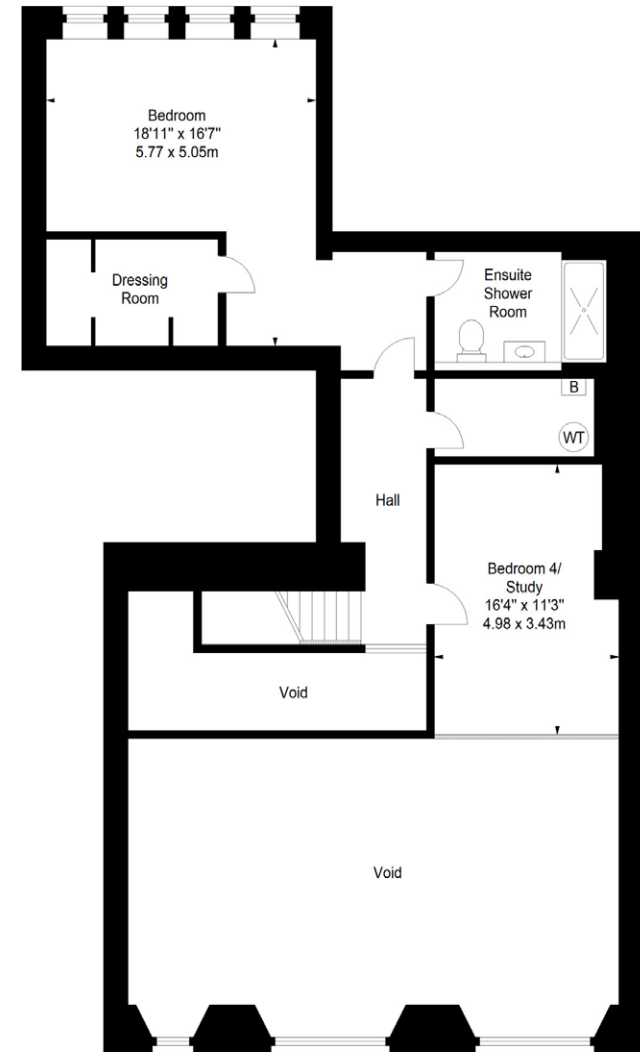
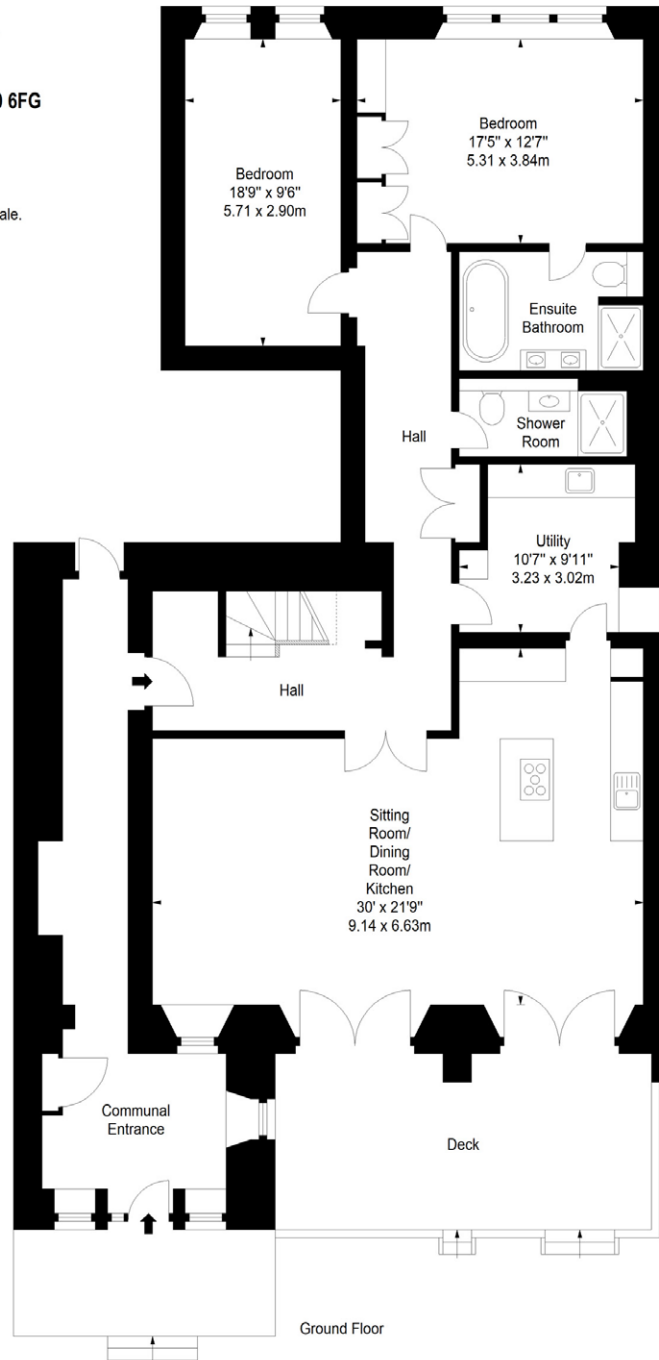




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Upper Allan Street,
Blairgowrie,
Perth and Kinross, PH10 6FG



Approx. Gross Internal Area
2347 Sq Ft - 218.04 Sq M
For identification only. Not to scale.
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First Floor



RETTIE

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