



## 14 OLD SCHOOL APARTMENTS

*Upper Allan Street, Blairgowrie, PH10 6HJ*



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A stunning duplex apartment forming part of the prestigious Old School Apartments in Blairgowrie, beautifully blending striking contemporary interiors with the character and grandeur of the original period building. Featuring dramatic double-height living spaces, a superb private terrace and high-specification finish throughout, this is an exceptional home designed for modern living and entertaining.

### Accommodation:

#### Ground Floor:

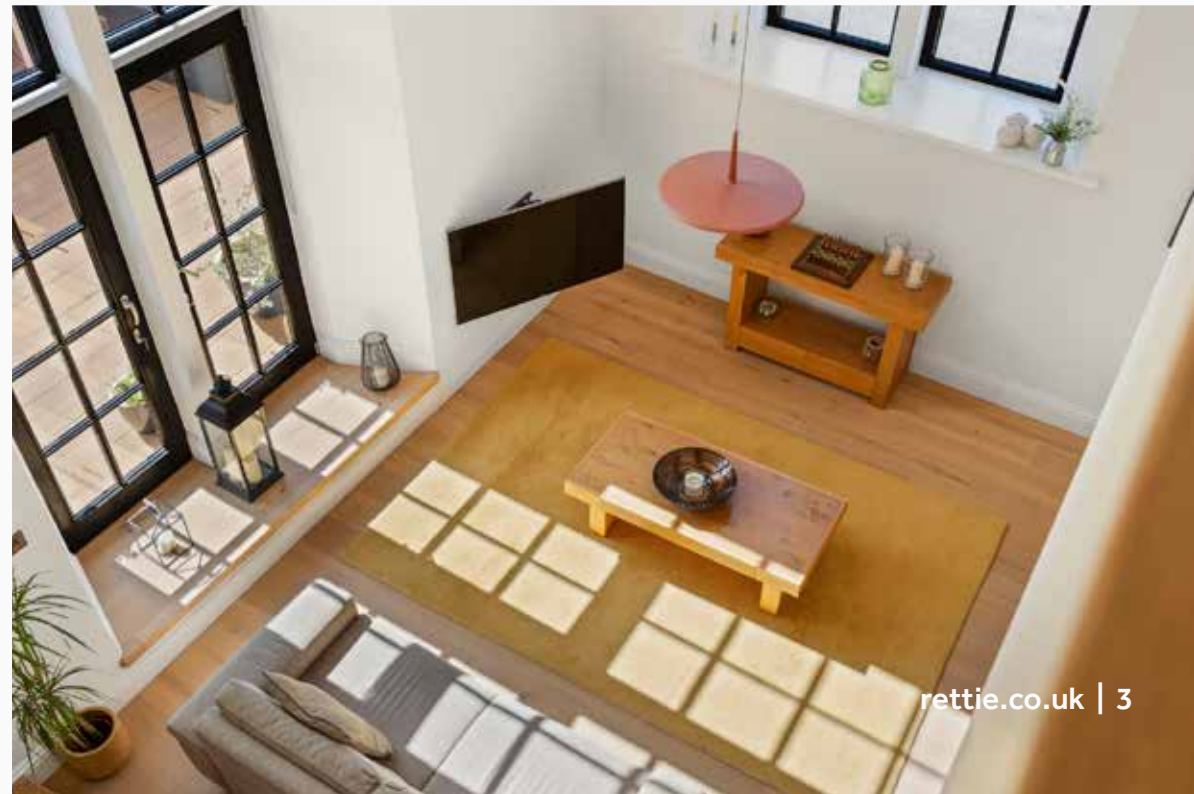
Reception Hall  
Open Plan Kitchen / Dining / Living Room  
Utility Room  
Bedroom 3 / Study  
Shower Room

#### First Floor

Principal Bedroom with En Suite  
Double Bedroom  
Access to substantial Attic space

#### External / Additional

Private Terrace  
Two Allocated Parking Spaces  
Private Basement Storage Area / Wine Cellar Space  
Communal Grounds



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## Situation

Blairgowrie is the largest town in Perthshire, located on the banks of the River Erich 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, Erich 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.

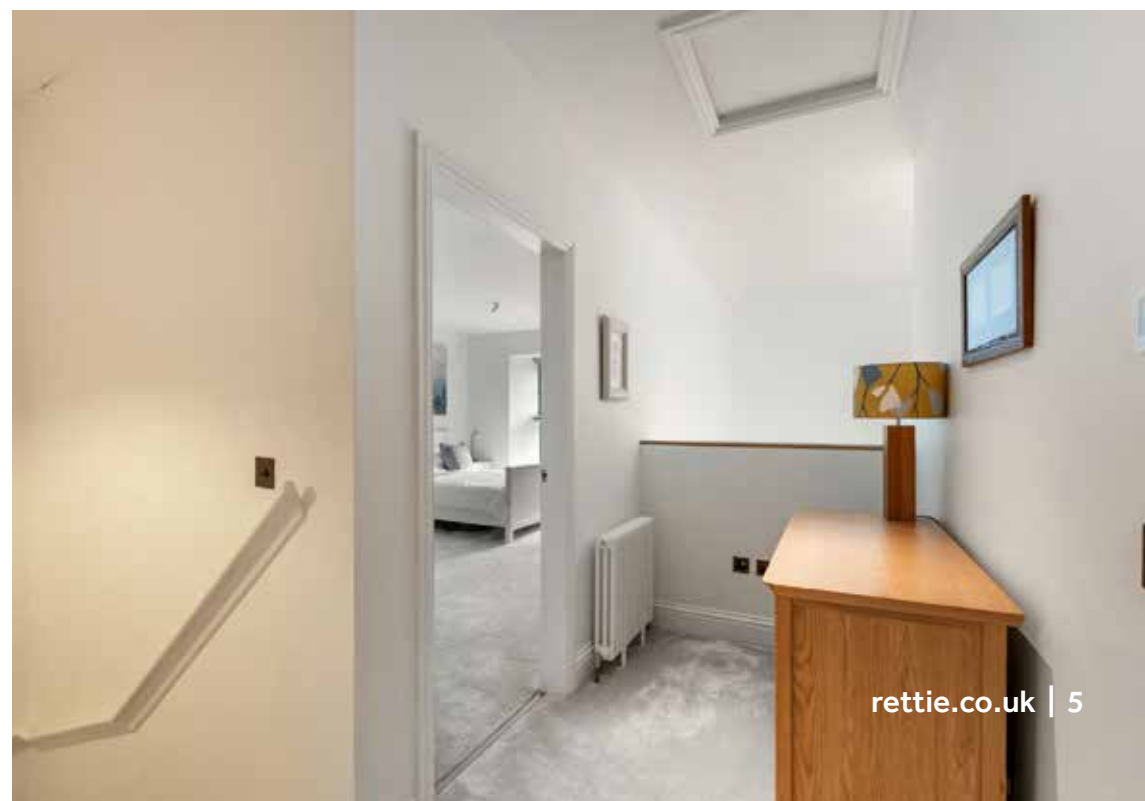
In addition to the celebrated courses at Blairgowrie Golf Club, there are also the Open Championship links of Carnoustie and St Andrews, and 2014 Ryder Cup venue Gleneagles. Perth's North Inch course, and the local courses at Alyth, Glen Isla and Strathmore.

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.

The historic university town of St Andrews is also within comfortable reach in under an hour, renowned globally for its golf heritage, coastline, and cultural significance





## General Description

Occupying a distinguished position within the highly sought-after Old School Apartments in Blairgowrie, this exceptional duplex apartment forms part of an impressive period conversion, combining striking contemporary interiors with the architectural grandeur and character of the original building.

Entered through its own glazed paneled front door, you reach a bright and welcoming reception hall which provides an elegant introduction to the accommodation, offering ample space for coats, shoes and freestanding furniture

Undoubtedly the focal point of the property is the exceptional open-plan kitchen/dining/living room, designed with both entertaining and modern family living in mind. Dramatic double-height ceilings and expansive windows flood the room with natural light, enhancing the impressive sense of space throughout. The contemporary kitchen has been beautifully appointed with generous work surfaces and a substantial central island with breakfast seating and storage. Integrated appliances include a Bora induction hob with extractor, Siemens double oven, integrated fridge freezer and dishwasher. There is also ample space for a dining table while pendant lighting and open shelving complete the refined contemporary finish. A separate utility room positioned off the kitchen provides additional storage together with space for a washing machine and tumble dryer.

Open to the kitchen, the sitting room is equally impressive with striking full-height windows and double-height ceilings creating a superb sense of light and openness. French doors open directly onto the private terrace, seamlessly connecting the indoor and outdoor living areas.

Also positioned on the ground floor is a versatile additional bedroom, accessed through a lovely, glazed door, allowing light to flow naturally from the hallway, while a large upper feature window overlooks the rear of the property.

Separate from this, the shower room has been finished to an exceptional standard, incorporating elegant neutral tiling, brushed gold style fittings, a large walk-in shower with rainfall head and separate attachment, wash hand basin with storage beneath, heated towel rail and high ceilings which further enhance the feeling of space and luxury.

A carpeted staircase rises to a bright galleried landing which leads to the upper accommodation. The principal bedroom suite is particularly impressive, benefiting from a large deep-set window overlooking the neighboring church, fitted wardrobes and generous proportions throughout. The en-suite bathroom continues the property's refined contemporary styling with bespoke fittings, neutral tiling, under-floor heating, heated towel rail and a bath with rainfall shower over. A further substantial double bedroom also enjoys a large window with seating area overlooking the rear of the property.



### External

Externally, one of the property's most exceptional features is the substantial private south-facing terrace positioned to the side of the apartment. Beautifully designed for outdoor living, the terrace provides ample space for seating and dining areas together with raised planters and external lighting, creating an ideal setting for entertaining and al fresco dining.

The property further benefits from two allocated car parking spaces positioned to the rear.

The development also benefits from a communal basement storage area with private sections for each resident. The current owners have adapted part of their section with tiled flooring and partitioning to facilitate a potential wine cellar, with a hatch providing direct access from within the apartment itself. The communal grounds are immaculately maintained and carefully managed, contributing significantly to the appeal of this exclusive development.

Further features include electrically operated blinds throughout, underfloor heating to the lower level and a Heatmiser zoned heating system allowing independent and remote temperature control across the property.

### 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

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation. Some garden ornaments are specifically excluded; these will be pointed out during viewing.

#### Factoring

Factoring Fee is circa £1,800 - £2,000 per annum

#### Classifications

Council Tax - Band D

EPC Rating - C

#### Solicitor

Next Law, 52 Kinnoull St, Perth PH1 5EZ. 01738 707274

#### Local Authority

Perth and Kinross Council. Pullar House, 35 Kinnoull St, Perth PH1 5GD. 01738 475000

#### Tenure

Freehold





### Services

Mains water and electricity. Mains drainage. Gas central heating.

### 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

Properties and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### 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.

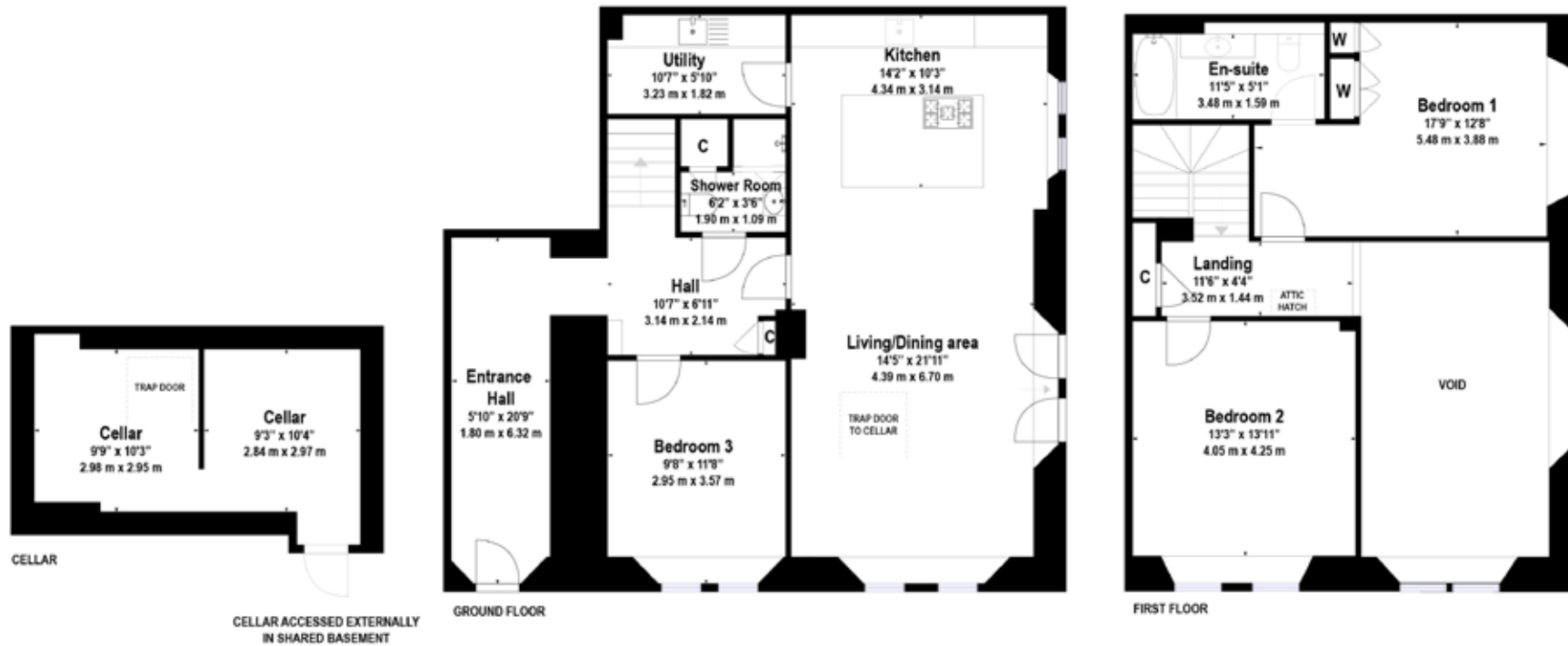
### Home Report

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 contract 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.





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Measurement point

Indicates area of Limited Use Space

Gross internal area: 1765.2 sq ft / 164 sq m  
Cellar: 193.7 sq ft / 18 sq m



Plan produced for Rettie by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.

### 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.





RETTIE

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