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BLAIR HILL

www.blairhillresidence.co.uk

A beautiful collection of one, two and three bedroom apartments set in the picturesque town of Blairgowrie.



savills



CGI image

Blair Hill Residence is a beautiful collection of one, two and three bedroom apartments set in the picturesque town of Blairgowrie.

This impressive conversion of the former primary school offers a wealth of history and character complimented by contemporary design. Quietly located overlooking the town and the Perthshire hills beyond yet ideally placed for commuting to the wider Perthshire area.

Blair Hill Residence offers a variety of one, two and three bedroom apartments all of which have been designed to maximise light and space. With three separate buildings offering a variety of options there is something for everyone.

The largest and most prominent building is the beautiful original Victorian school house built in 1876 which features 13 lovingly converted apartments, each carefully designed to retain and accentuate the classical design and feel of the original building.

The second building is a classic of its time, a 1940's post-war concrete and brick structure comprising five apartments. With impressive 4m high ceilings and large south facing windows these beautiful apartments enjoy South East facing views over the town and hills.

Nestled within the heart of the development sits the third building, the original school canteen which has been beautifully restored to offer 2 bedroom apartments with private gardens.

There is also the unique opportunity to purchase a single plot, peacefully located at the back of the development with full planning in place for a three bedroom family home with private garden and parking for two cars.

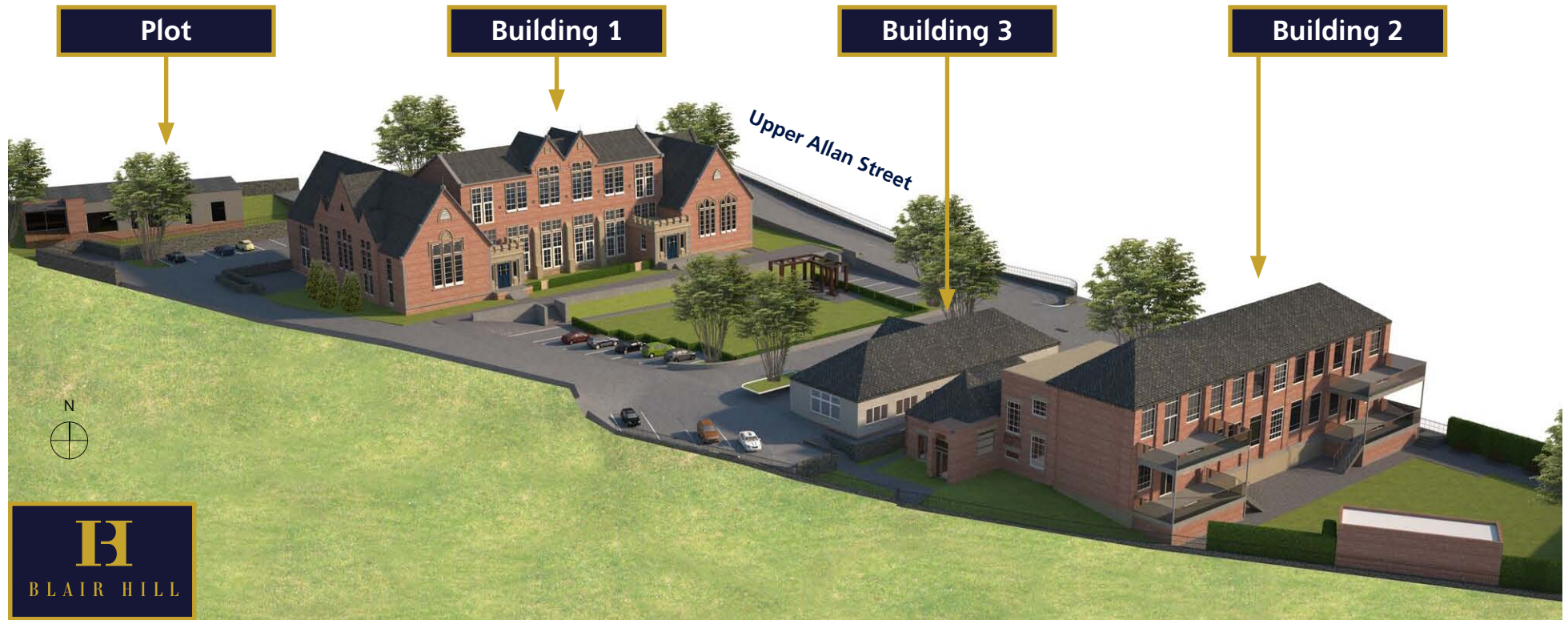
The development benefits from beautifully landscaped communal grounds, along with many apartments also benefitting from their own private landscaped gardens. A key feature of the landscape design is the central communal garden area, boasting ornamental shrubs and herbaceous planting, and a peaceful seating area with shrub planting and pergola. The gardens are designed and laid out for all residents to enjoy now and well into the future when the gardens reach their maturity.

Each property features high quality fitted kitchens from Kitchens International, contemporary and unique bathrooms by Happy D.2, and engineered oak flooring throughout.



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BLAIR HILL



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Development Plan

Location

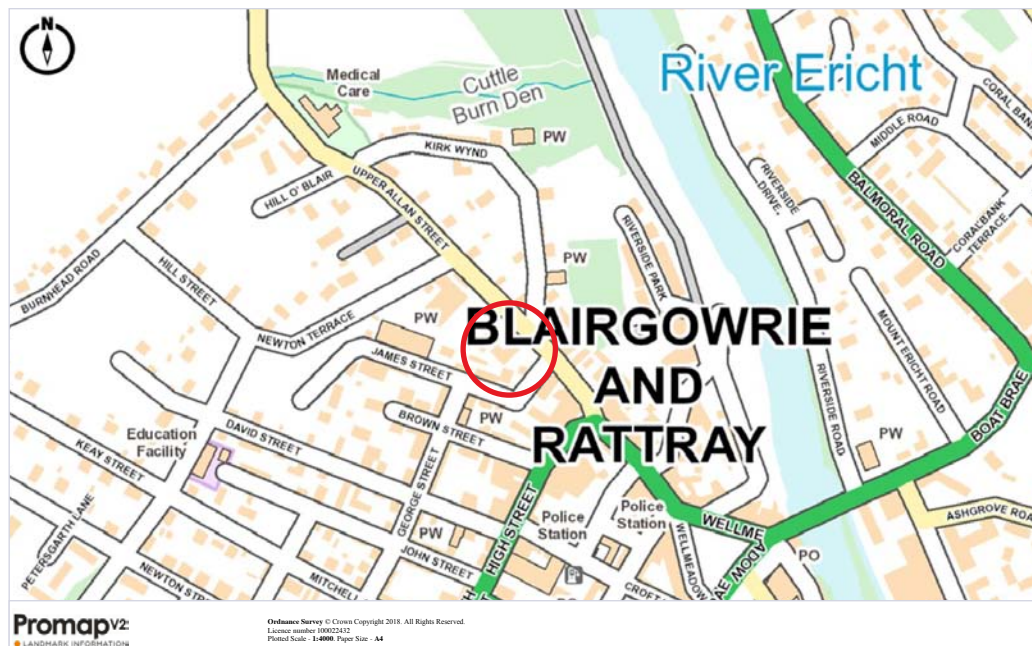
The site is located within walking distance of the town's high street offering a variety of local amenities from a Tesco superstore to independent coffee shops and eateries, along with a mixture of local food shops including a farm shop and butcher, offering a fantastic selection of local produce. Such local produce can be found at the monthly Community Market held in the centre of the town or hand-picked by locals and visitors at the surrounding fruit farms.

Blairgowrie is particularly popular for the stunning parks and wildlife which sit right on its doorstep. Notably, the Cairngorms National Park is approximately 20 miles north and provides a variety of year-round outdoor activities such as the Glenshee Ski Centre, golfing, abseiling and a range of mountainous trails and cycle routes offering truly breath taking views.

Blair Hill is located within close proximity of a selection of well renowned primary and secondary schools. Primary Schools include St. Stephens RC and Rattray along with a number of independent schooling options in Strathallan Junior School and Kilgraston Preparatory School, to name a few.

For secondary education the area offers a variety of both state and independent schooling options, Blairgowrie High School along with Strathallan, Morrisons Academy, Kilgraston, and Glenalmond College all within a 20 mile radius

Perth and Dundee are approximately 20 miles South making Blair Hill an excellent location for commuting.



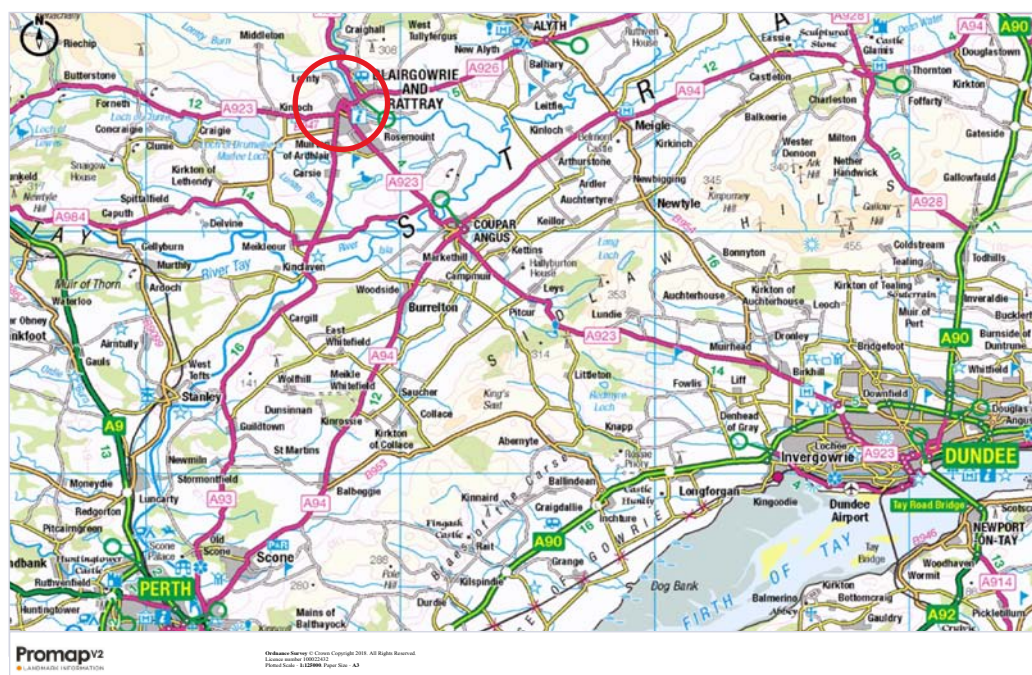
Directions

From Perth City Centre

Head east on South Street towards King Edward Street, turn left onto Dundee Road (A85) follow the road straight onto Main Street (A93). Slight left onto Isla Road, continuing to follow A93. Turn left onto Upper Allan Street, PH10 6HJ and the development is on your left hand-side.

From Dundee (Kings Way West)

Exit Kings Way West to take the A923 towards Birkhill/Lochee/City Centre/Coupar Angus. At the roundabout, take 1st exit onto Coupar Angus Rd (A923), continue to follow A923, turn right onto A94. At the roundabout take 1st exit and stay on A94, at the roundabout take 1st exit onto Blairgowrie Rd (A923), continue to follow A923. At the roundabout take 1st exit onto Reform St, turn right onto Perth St (A93), continuing to follow A93. Turn left onto Upper Allan Street, PH10 6HJ and the development is on your left hand-side.



BLAIR HILL



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Specification

Kitchens

- Lecht German Kitchens including all appliances, custom designed and installed by Kitchens International.
- Home owners will have the opportunity to work with Kitchens International to customise their own kitchens. *

Integrated appliances include, as standard.

- Siemens single oven
- Siemens combination oven and microwave
- Siemens warming drawer
- Siemens downdraft extractor
- Siemens induction hob
- Siemens integrated dishwasher
- Siemens integrated fridge freezer

Bathrooms

- Contemporary sanitary ware by Duavit and Vado.
- Bathrooms will comprise walk-in wet rooms and free standing baths.
- Tiles from Fired Earth, home owners will have a selection of options to choose from. *

Bedrooms

- Bedrooms will feature high quality built-in wardrobes by Italian design, Silvana.

Floors

- Apartments will feature Engineered Oak flooring throughout living areas, with a selection of options to choose from. *
- Option to choose carpets if preferable. *

Windows

- Apartments will benefit from new double glazed windows, style in keeping with historic building.

Security

- Each apartment will benefit from a secure video entry systems.

Heating

- Apartments will benefit from gas-fired underfloor heating throughout.

Parking

- Each apartment has its own private parking space with the option to purchase additional parking. *

External

- External communal ground to be landscaped and designed by Brindley Associates Landscape Designers. This will include an abundance of trees, hedges and shrubbery.
- Individual stores are available to be purchased separately. *
- A number of apartments will feature private South East facing balconies or gardens.

* subject to cut of date and availability, ask Savills representative for more information.

Disclaimer: These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.





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