

## Plot Riverside Road, Blairgowrie, Perthshire, PH10 7AF

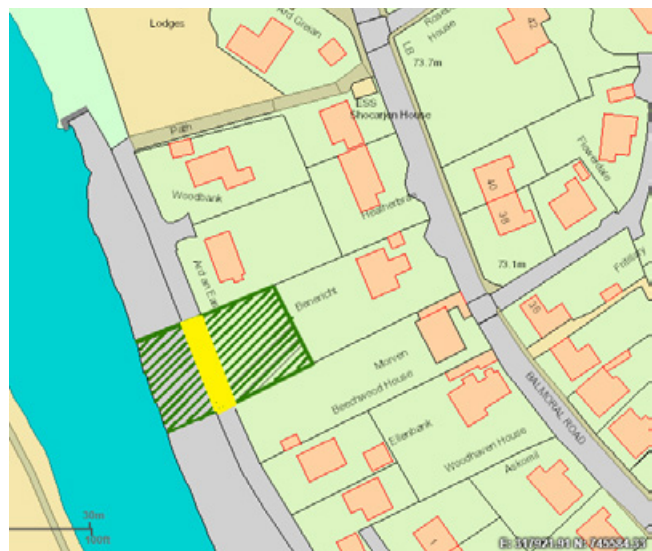
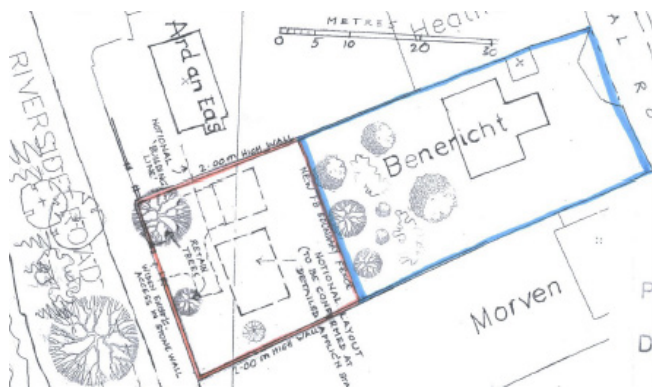
**Offers Around £89,500**





Located on an elevated site overlooking the River Ercht this is a plot which is approximately 610 sq metres and has outline planning permission in principle for the erection of a 1.5 storey dwelling with a detached garage. The site is within the Blairgowrie conservation area and it is most conveniently positioned for straightforward access to the Wellmeadow, Blairgowrie and a wide selection of retail, business social and leisure outlets. Blairgowrie has schools at both primary and secondary and there are regular commuter bus services to the surrounding cities of Perth and Dundee.

Riverside Road Blairgowrie is a no through road thus limiting the passage of vehicle traffic past this site. The area is ideal for riverside and woodland walks. Viewing is strongly recommended to fully appreciate the location and the building potential which would be subject to obtaining detailed planning approval and building warrants. PK Planning Number 16/01372/IPL.







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