FOR SALE
RESIDENTIAL PORTFOLIO

GRAHAM + SIBBALD

30 & 32 Wellmeadow
Blairgowrie
PH10 6AS

- 10 Flats in two adjacent blocks (1, 2 and 3 bed units)
- Attractive period buildings
- Well presented and well maintained units
- Low average rent with potential for future growth
- Significant bulk discount
- Guide Price £890,000

LOCATION

The town of Blairgowrie is located approximately 16 miles north of Perth and some 19 or so miles west of the city of Dundee. Blairgowrie is a popular and established residential town with resident population of circa 8,000 person which is boosted during the summer months with the seasonal influx of tourism.

More precisely, the subjects are situated on the west side of Wellmeadow at the heart of the town centre, enjoying an open view and outlook to the front. All essential facilities and amenities are available close at hand and there is an availability of on-street parking within the vicinity.

DESCRIPTION

The subjects comprise 10 well maintained and previously upgraded properties contained in two adjacent attractive period style buildings. All units are double glazed and centrally heated (8 gas and 2 electric) and all are bright and well presented with a number of kitchens and bathrooms refitted/upgraded in recent times.

Current rental income - £62,940 per annum.

All units are currently occupied.

ACCOMODATION

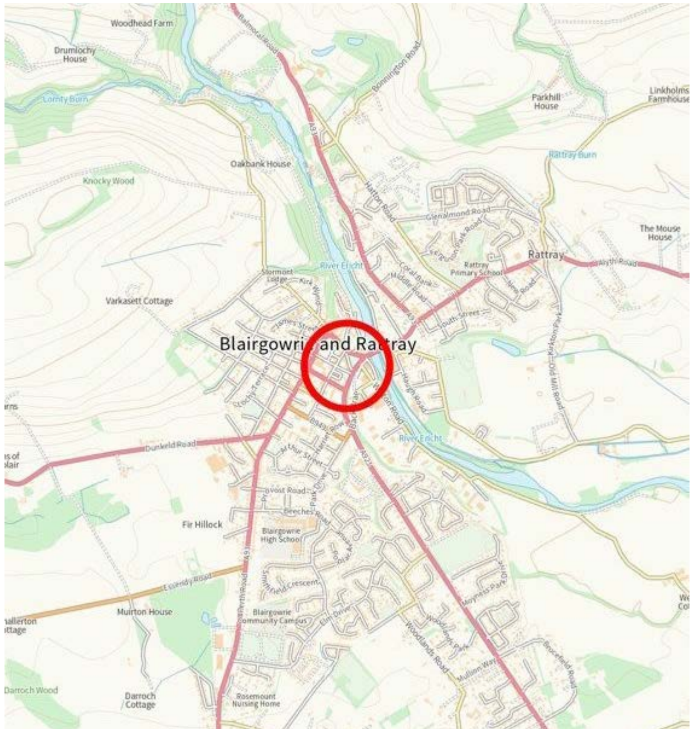
We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition) to arrive at the following gross internal area:-

UNIT NO.	DESCRIPTION	SQ.M.	RENT	*EPC RATING
30, Flat 1	1-bedroom	52	£625	D60
30, Flat 2	1-bedroom	64	£550	C70
30, Flat 3	1-bedroom	42	£435	C78
30, Flat 4	2-bedroom	69	£525	C79
30, Flat 5	2-bedroom	78	£495	D64
32, Flat 1	2-bedroom	72	£725	D67
32, Flat 2	1-bedroom	55	£595	E49
32, Flat 3	3-bedroom	110	£550	C71
32, Flat 4	1-bedroom	36	£375	E50
32, Flat 5	1-bedroom	43	£375	E42

*Note, some EPC Ratings prepared prior to installation of double glazing.

INVESTMENT CONSIDERATIONS

- Easily managed investment
- Well presented units
- Stable portfolio with numerous long-term tenants
- Potential for significant rental growth
- Low average rent supports affordability and provides scope for increase
- Asking Price reflects significant bulk discount



To arrange a viewing please contact:

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PRICE

The subjects are offered For Sale at a Guide Price of £890,000

Please contact the Sole Selling Agent for all further tenancy information.

EPC

Available from the Sole Selling Agent.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT if applicable.

VIEWING

Viewing is through the Sole Selling Agent, Messrs Graham + Sibbald

LEGAL COSTS + VAT

Viewing is through the Sole Selling Agent, Messrs Graham + Sibbald

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.