

THE MODERN HOUSE



Blairgowrie, Perthshire
Offers over £520,000 Freehold

Old School Apartments

This brilliant duplex lies within a reimagined Victorian building in Blairgowrie, close to the Grampian Mountains and Cairngorm National Park. Completed in 2020, Old School Apartments has been finished to an exacting standard; this apartment lies on its first floor, unfolding across a generous plan of over 2,400 sq ft. Broad Crittall-style glazing draws in plenty of light and, from the living spaces, extends onto a generous private terrace and garden. There is also additional communal outdoor space as well as allocated parking for two cars.

The Building

Under 20 miles from Perth and Dundee, and around 60 miles from Edinburgh, Old School Apartments is a striking late Victorian building that, as its name suggests, first served as a school. It was first built in 1879 as a boys' school, with the girls' wing added in 1909; it was latterly Hill Primary School until 2009. Permission was subsequently granted to convert the handsome red sandstone structure into eight homes, including two penthouses and six duplexes.

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The Tour

Access to this apartment is from a shared vestibule at ground level. The private front door opens to a stair hall with handy storage. A turn to the right, through double doors, reveals a vast open-plan living space extending over 30 ft from end to end. Longitudinal oak boards run underfoot and ceilings tower above, while swathes of double-height glazing draw in plenty of southerly and easterly light. The windows have been fitted with electric blinds, though when left open, the view is a delightful one across the town's roofscape and surrounding hilltops.



With the exception of the kitchen, there is little to define how the living space should be used. Presently, a sitting room is configured at one end, orientated towards the terrace; on the other side is the dining space, with the kitchen behind. The latter is formed of pared-back Bulthaup cabinetry, white Corian worktops and a Bora Pure induction cooktop along with an array of Siemens appliances. A wide island with a breakfast bar overhang has been placed centrally. From the kitchen is a large back-kitchen/pantry/utility space, which can also be accessed from the hallway.

Two of the three airy double bedrooms lie beyond, both well-proportioned and beautifully illuminated. The larger of the two has handcrafted built-in storage as well as an expansive en suite with a bathtub and shower. The second room is currently used as a cosy snug and an office. A shower room and additional storage cupboards complete the ground-floor layout.



A painted dog-leg stair ascends to the upper level, where the main suite and a galleried study sit. West-facing, the principal bedroom is well-placed to watch the sunset through its oversized windows. The walls are a soothing white shade, though splashes of colour are provided by Craig and Rose paints and Mairi Helena wallpaper. A well-laid out dressing room adjoins the room at one end, with a smart shower room en suite at the other. Of a piece with the duplex's creative layout, the office and work space is open to the main living space below, with panoramic views from its mezzanine position.

Outside Space

The decked patio is a delightful spot for dining, entertaining and relaxing. Low-trimmed hedging borders a small lawned area that, with pretty flower beds, provides a verdant backdrop with further scope for further planting.

Two parking spaces are allocated to the apartment, as is a large secure storage room with external access to its basement location.

The Area

Positioned on the banks of the River Erich in Perthshire, the busy market town of Blairgowrie is famed as the gateway to Cairngorms, the UK's largest national park. It is also known as the 'berry town' due to its position in the heart of Scotland's fruit farming district.

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Blairgowrie's magnificent landscape offers long rambling walks, taking in muddy moorland, grassy hills and historic tracks. Named after 17th-century cattle thieves, the Caterans trail, which starts in Blairgowrie, is renowned as one of Scotland's great walking trails. The path heads to Cochrage Muir, descends by the Bridge of Cally and melds into the Blackcraig Forest and Kirkmichael.

Twice the size of the Lake District National Park, the Cairngorms are a sanctuary for rare or endangered species including the red squirrel, golden eagle and capercaillie. Glenshee, Scotland's largest ski and snowboarding area, with mountain ranges over 3,500 ft is 40 minutes away by car. For a keen golfer, the Blairgowrie Golf Course, designed by Dr Alister MacKenzie and James Braid, is a destination course, often featured in top 100 global lists.

Blairgowrie is also the ideal base for exploring the Munro summits, including four of the UK's highest mountains: Ben MacDui, Braeriach, Cairn Toul and Sgor an Lochaine Uaine. Ben Gulabin is one of several Corbetts easily accessed from the town, with Mount Blair a similar distance away.

The town itself has an array of independent shops including a butchers, pharmacies and delis; on the last Saturday of the month, there is a farmers' market. For a pit stop before or after a long walk the much-loved Dome Restaurant, housed in a Grade II-listed building serves homemade fare, including gluten-free and vegan options. Nearby is Dunkeld, famed for its striking cathedral, quintessential shops, cafes and restaurants, including the Aran Bakery. The lovely Aberfeldy is also easily reached, while Scone Palace and Glamis Castle are brilliant spots for a day out.

There are plenty of excellent schooling options close by including Rattray Primary School, Newhill Primary School and Blairgowrie High School.

Blairgowrie is equidistant to Perth and Dundee, both are under 35-minutes by car. Dundee Airport has connections to London, in two hours, and to other European destinations. The A9 is reached in 20 minutes by car and connects with the M90 for the National Highways, with Edinburgh lying around 60 miles south.

Council Tax Band: E

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.