

Simple Approach



**7 George Street, Blairgowrie
Perthshire PH10 6EY**

Offers over £99,950

Simple Approach are delighted to welcome to the market this unique two-bedroom property on George Street to the residential market. This stunning property is located in the picturesque town of Blairgowrie set only minutes away from the town centre close to all local amenities. Including great schooling, shops, restaurants and golfing.

This Property is a traditional build with beautiful high ceiling's and cornice throughout. The property comprises of a sizable kitchen, bright lounge and modern shower, on the upper floor this property enjoys two double bedrooms. This property boasts many sought after features such as a well maintained rear garden, gas central heating, double glazing and large basement storage. We would advise early viewing to appreciate fully what is on offer here.

Entrance Hallway

6'6" x 5'8" (1.99 x 1.73)

15'5" x 10'4" (4.72 x 3.16)

Lounge

13'7" x 11'9" (4.16 x 3.59)

Kitchen

13'3" x 9'5" (4.05 x 2.89)

Master Bedroom

12'4" x 11'8" (3.77 x 3.58)

Bedroom

7'4" x 8'3" (2.25 x 2.52)

Bathroom

9'11" x 4'9" (3.04 x 1.47)

Basement





- Two Bedroom Flat
- Additional Storage Provided Via Basement Store
- Sought After Location
- Gas Central Heating
- Traditional Features Throughout
- Close To All Local Amenities



7 George Street, Blairgowrie

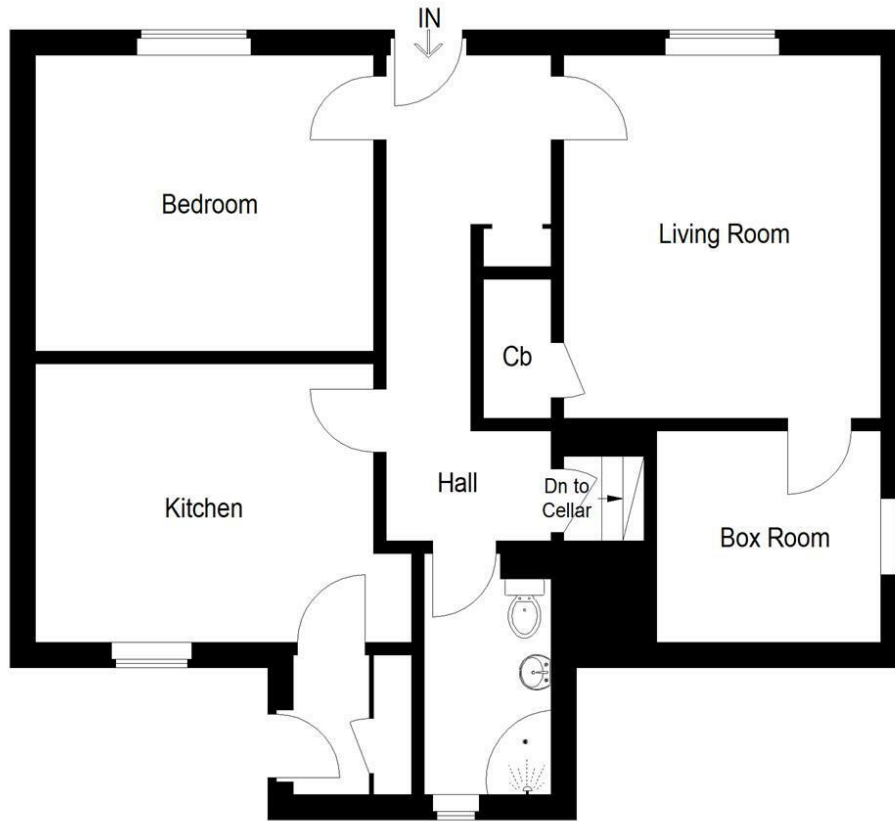


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	