

Simple Approach



Estate Agents



14 William Geddes Place, Blairgowrie, Meadows

PH10 6FE

Offers over £239,950

Simple Approach are delighted to welcome this immaculately presented, detached house on William Geddes Place to the Perthshire residential market. Set within the heart of the ever desirable Blairgowrie, this lovely family home could not be better situated to take advantage of all local amenities and shops found nearby. This sizable property is the ideal purchase for any growing family looking for a home with modern, tasteful interior, high quality fixtures and finishings throughout each generously proportioned living space. Comprising; a spacious front facing lounge, a very stylish modern fitted kitchen with adjoining dining area, perfect for family dining and a down stairs WC. Upstairs, the property enjoys four generous bedrooms, one of which benefits from an ensuite shower room, and a further chic family bathroom completes this delightful property. This property offers contemporary style and spacious accommodation across two floors and would be appreciated by those seeking all of the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as a privately-owned driveway, single garage and beautifully maintained garden to the rear, which only viewing will confirm to the purchaser.

Lounge

11'2" x 15'1" (3.42 x 4.61)

Kitchen

15'7" x 10'6" (4.75 x 3.22)

w/c

5'11" x 4'4" (1.81 x 1.34)

Bedroom

11'3" x 11'10" (3.43 x 3.63)

Bedroom

11'7" x 7'6" (3.54 x 2.29)

Bathroom

6'9" x 5'10" (2.07 x 1.79)

Bedroom

9'0" x 9'8" (2.76 x 2.95)

Bedroom

12'8" x 9'4" (3.88 x 2.87)

Ensuite

5'5" x 6'3" (1.66 x 1.93)

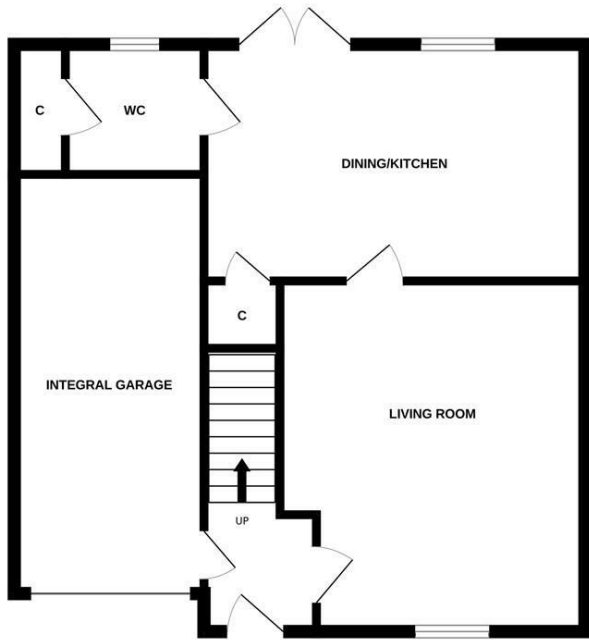




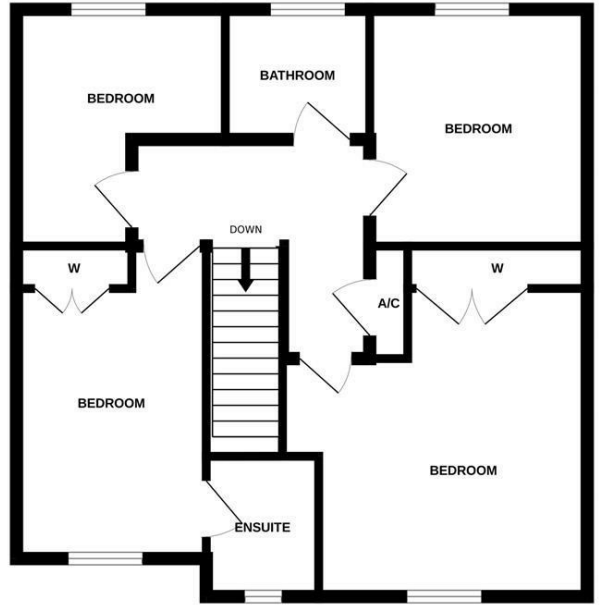
- Stunning Detached Family Home
- Stylish Modern Fitted Kitchen
- Highly Sought After Location
- Four Generous Bedrooms (One Ensuite)
- Large Private Rear Garden
- Gas Central Heating & Double Glazing
- Contemporary Interior Throughout
- Single Garage



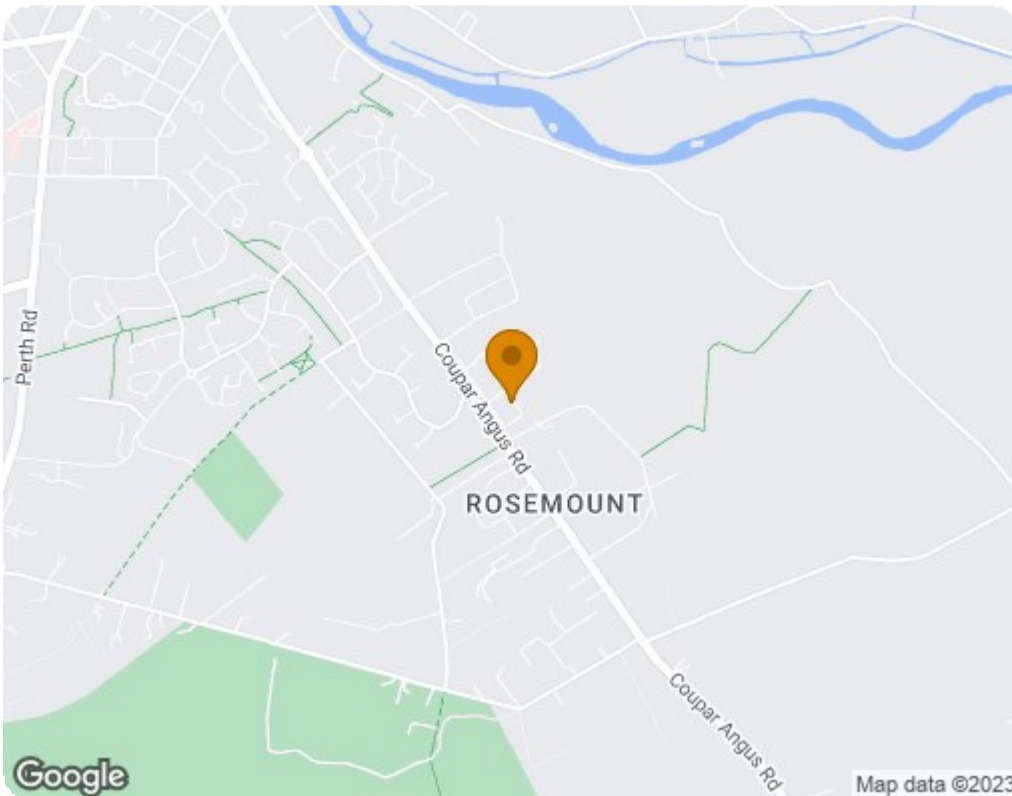
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	