

Simple Approach



**Stoney Croft Mullion Way, Blairgowrie
PH10 6GX**

Offers over £348,000

Simple Approach are pleased to welcome this immaculately presented, detached house on Mullion Way 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 and high quality finishings throughout each generously proportioned living space. Comprising; a bright and spacious lounge with open plan dining area and a wood burning stove creating the most warm and welcoming atmosphere. A very stylish modern fitted kitchen which benefits from a lovely breakfast bar feature; perfect for dining. The property further enjoys three generous bedrooms all of which have fitted storage space, a useful utility room and a chic family bathroom with beautiful walk in shower. This property offers contemporary style and spacious accommodation across one floor 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, a garage and beautifully maintained garden to the rear, which only viewing will confirm to the purchaser.

Lounge/ Dining Room
23'10" x 18'7" (7.28 x 5.67)

Kitchen
10'2" x 18'0" (3.11 x 5.49)

Utility Room
6'5" x 9'1" (1.98 x 2.78)

Entrance Hallway
11'8" x 8'2" (3.56 x 2.51)

Bedroom
11'4" x 11'7" (3.46 x 3.55)

En-Suite
7'11" x 2'11" (2.43 x 0.91)

Bedroom
9'8" x 11'8" (2.96 x 3.56)

Bedroom
11'8" x 8'5" (3.56 x 2.59)

Bathroom
9'9" x 5'3" (2.99 x 1.61)

Entrance Vestibule
4'9" x 4'5" (1.47 x 1.36)



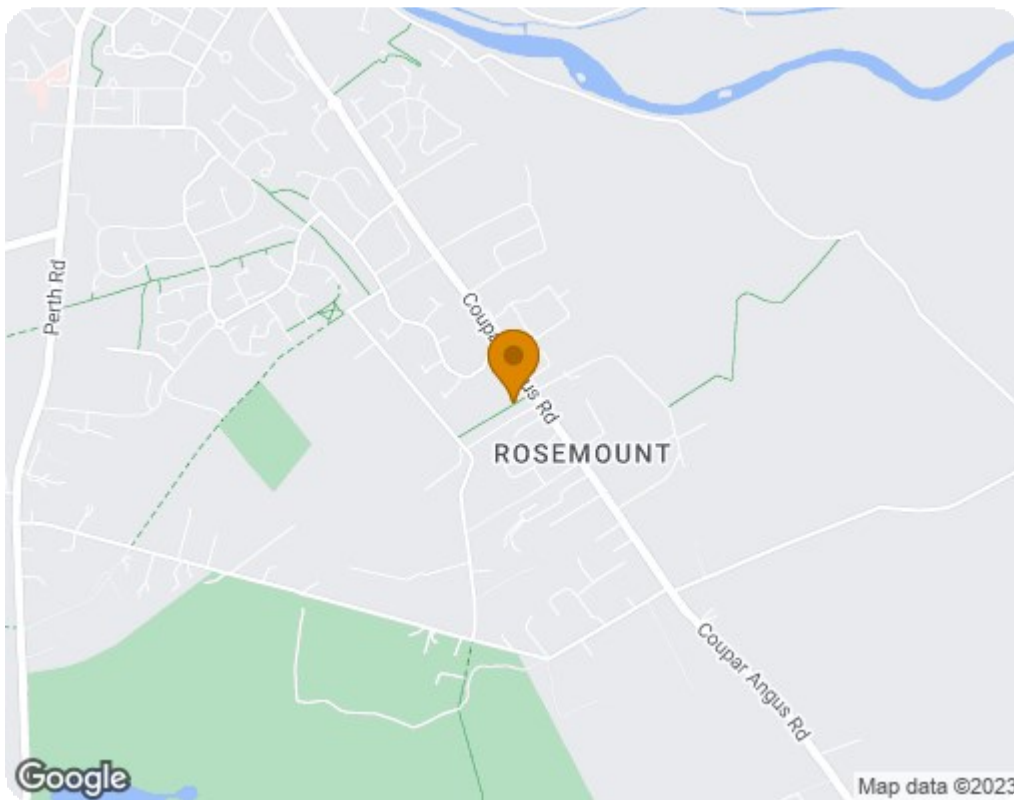


- Stunning Detached Family Home
- Beautiful Modern Fitted Kitchen
- Private Driveway & Garage
- Highly Sought After Location
- Contemporary Interior Throughout
- Open Plan Lounge/Dining Area
- Chic Family Bathroom
- Three Generous Bedrooms With Fitted Storage
- Well Manicured Rear Garden
- Wood Burning Stove





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID946642)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		