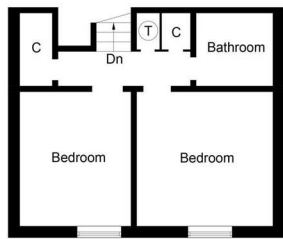




Lower Ground Floor



First Floor



**48 Ferguson Park, Blairgowrie  
PH10 7AU**

**Offers over £99,950**

Simple Approach are excited to welcome this bright, spacious and well presented three bedroom house on Ferguson Park to the residential market. Set in the heart of the small Perthshire Town of Rattray, Blairgowrie this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling and all further shopping found in the Towns centre just minutes away Ferguson Park offers all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach. This superb property comes to the market in good condition, comprising; a back-facing lounge with large picture window, through to a modern fitted kitchen with ample space for family dining, three double bedrooms and a good-sized bathroom with separate shower cubicle. This property also boasts sought-after features such as electric central heating, double glazing and a very low maintenance garden, lending itself to a wide range of buyers including first time buyers and growing families. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the quiet location, the low maintenance garden grounds and good condition of this elegant family home.

**Kitchen**

10'3" x 8'9" (3.13 x 2.68)

**Lounge**

16'6" x 11'1" (5.04 x 3.38)

**Master Bedroom**

11'6" x 11'5" (3.51 x 3.49)

**Bedroom 2**

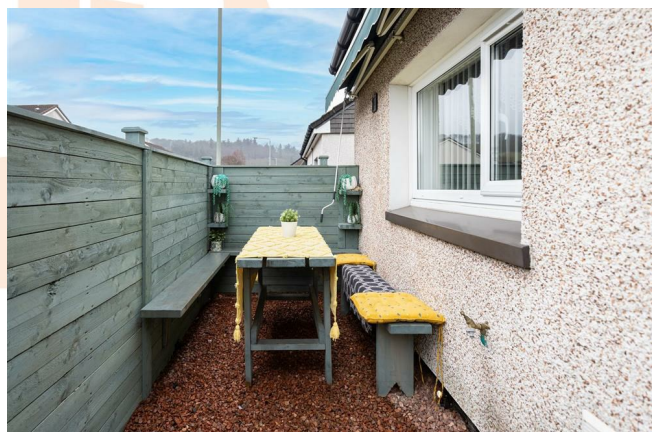
11'7" x 8'10" (3.55 x 2.7)

**Bedroom 3**

8'0" x 8'8" (2.45 x 2.65)

**Bathroom**

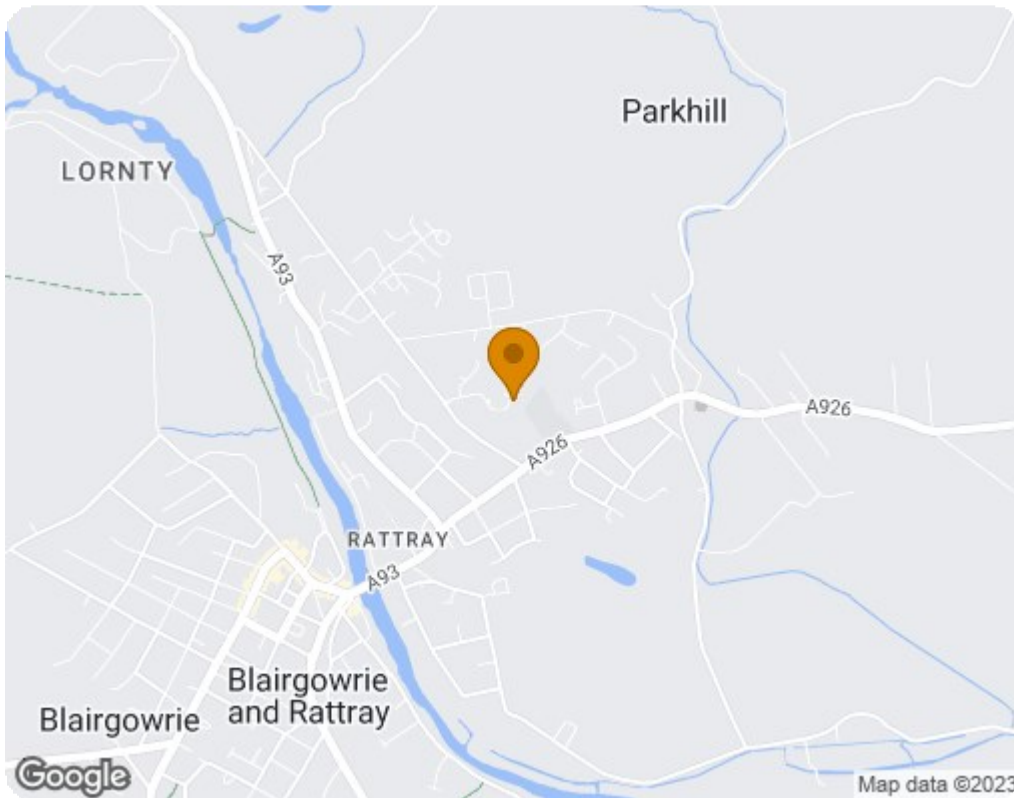
9'2" x 5'8" (2.8 x 1.74)






- Three Bedroom House
- Close To All Local Amenities
- Move-in Condition
- Low Maintenance Garden
- Electric Central Heating And Double Glazing
- On Street Parking





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 