

Simple Approach



Estate Agents



Pinewood George Street, Blairgowrie

PH13 9DJ

Offers over £158,950

Simple Approach are delighted to welcome this well presented semi detached house to the Perthshire residential market. Set within the ever desirable Coupar Angus location, this beautiful property lends itself to a wide range of buyers. Pinewood enjoys comfortable accommodation set across two floors, comprising of a welcoming entrance hall, bright and spacious lounge with feature open fire, a good sized kitchen, a stylish bathroom and a ground floor bedroom. Upstairs, the property offers two further well-proportioned bedrooms. Externally this lovely home benefits from an impressive, well maintained garden. Warmth is provided from gas central heating, double glazing windows and the beautiful open fireplace – providing this lovely home with the most warm and welcoming atmosphere. Viewing is essential to appreciate the overall excellent location and beautiful accommodation on offer here at Pinewood, George Street.

Lounge

9'11" x 15'4" (3.04 x 4.68)

Kitchen

9'11" x 7'11" (3.04 x 2.42)

Diningroom/ Bedroom

10'10" x 15'6" (3.31 x 4.73)

Bathroom

11'10" x 4'7" (3.62 x 1.40)

Bedroom

13'5" x 11'1" (4.11 x 3.38)

Bedroom

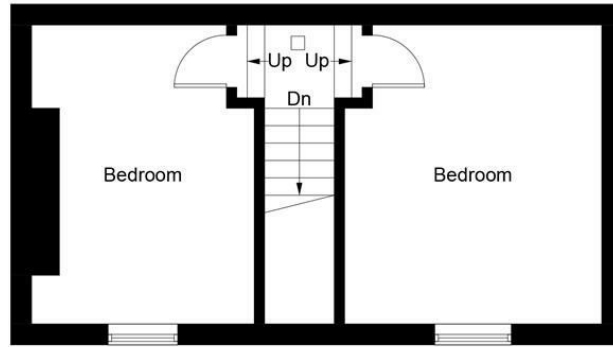
11'7" x 14'6" (3.55 x 4.44)



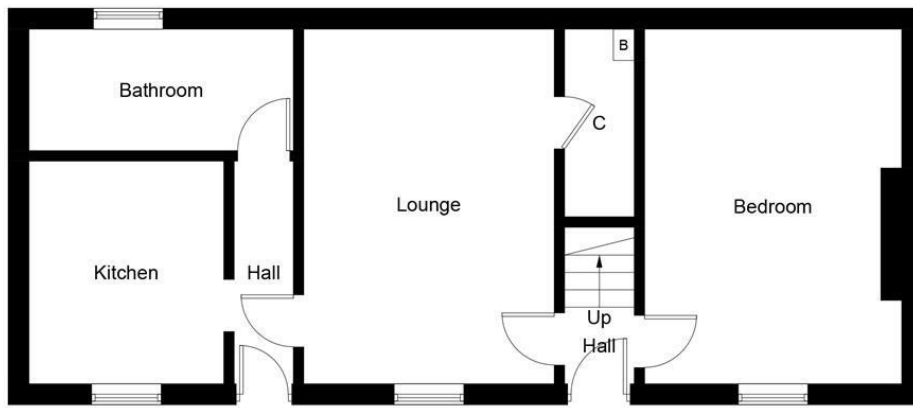


- Stunning Semi Detached House
- Three Generous Bedrooms
- Sizable Kitchen
- Bright Lounge With Open Fire Feature
- Desirable Location
- Impressive Private Rear Garden
- Gas Central Heating & Double Glazing
- On-Street Parking





First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972482)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	