

Simple Approach



**2 Wellbank Place High Street, Blairgowrie  
Perthshire PH10 7DE**

**Offers over £84,950**

Simple Approach are delighted to welcome this stunning one bed flat on Wellbank Place to the Perthshire market. This first floor flat is in immaculate condition throughout with very stylish and modern decor, set in the heart of the peaceful area of Rattray near Blairgowrie. This good-sized property comprises; a bright and spacious lounge, a modern fitted kitchen, a good sized double bedroom with ample fitted storage, a further box room and a stylish bathroom with shower facility over the bath. Boasting sought-after features such as gas central heating and double glazing, this property lends itself to a wide range of buyers due to its immaculate condition and would be the ideal purchase for any first time buyer or investor. This property has off street parking to the front and close to all local amenities found in the nearby Town of Blairgowrie & Rattray, which boasts a host of shops, restaurants and cafes all very close to hand. Viewing is essential to appreciate the quality of home on offer, as well as the superb location.

**Kitchen**

7'3" x 11'6" (2.22 x 3.52)

**Living Room**

12'10" x 11'0" (3.92 x 3.37)

**Bathroom**

9'1" x 5'2" (2.79 x 1.60)

**Bedroom**

13'0" x 14'9" (3.97 x 4.52)

**Boxroom**

6'2" x 7'4" (1.90 x 2.24)

**External**

Externally this property benefits from having off street parking in the form of a driveway.

**Location**

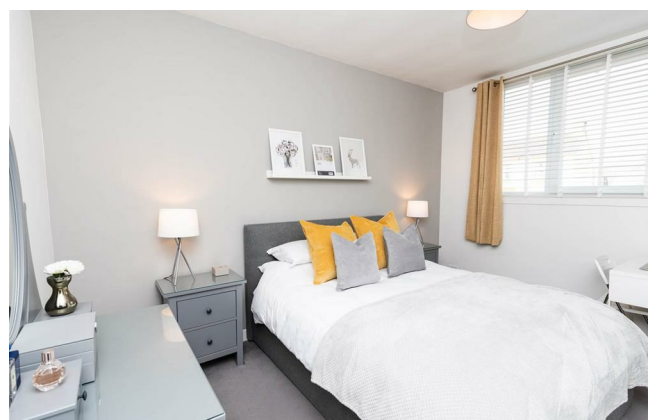
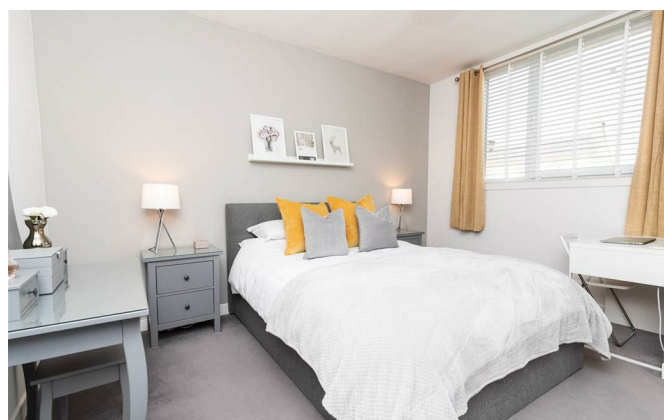
The small Town of Rattray, Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without falling off the beaten track.

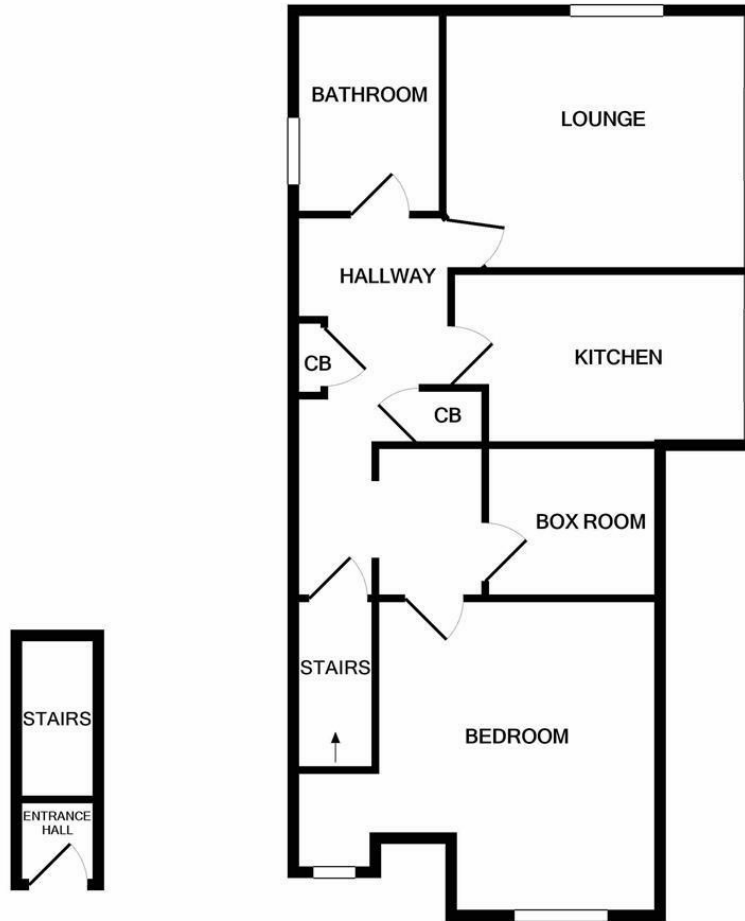






- Move-in Condition Throughout
- Stylish & Modern First Floor Flat
- Gas Central Heating & Double Glazing
- One Double Bedrooms & Further Box Room
- Off Street Parking Available
- Close to Local Amenities





Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(81-91) B			79
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	