

Simple Approach



Estate Agents



**29 Rosemount Park, Blairgowrie
Perthshire PH10 6TZ**

Offers over £162,500

Simple Approach are delighted to welcome this ideally situated semi-detached bungalow on Rosemount Park to the Perthshire market. Set within a very peaceful street in the ever desirable area of Blairgowrie with ample surrounding amenities and excellent kerb appeal from the outset, this property could not be better located for its close proximity to nearby shops, a regular bus route and reputable schooling to name just a few. This lovely property comes to the market in move-in condition throughout but also offers purchasers the opportunity to put their own stamp on their new forever home. Externally this property boasts neat gardens to the front and rear which have been well maintained, benefiting from a good-sized plot boasting a detached single garage and a private driveway towards the front. This bungalow is truly the perfect property for any first time buyer, growing family or mature buyer looking for easy and modern living across one floor in one of the most desirable areas within Blairgowrie and viewing is essential to appreciate the quality of home on offer.

Lounge

15'8" x 13'4" (4.79 x 4.08)

Kitchen

9'0" x 11'1" (2.75 x 3.39)

Master Bedroom

14'3" x 9'0" (4.35 x 2.75)

Bedroom 2

11'10" x 10'9" (3.61 x 3.29)

Bedroom 3

6'10" x 11'1" (2.09 x 3.38)

Family Bathroom

7'4" x 7'0" (2.26 x 2.15)

External

Externally this property benefits from a privately-owned driveway, providing off street parking for a number of cars, which leads to a spacious detached single garage with light and electricity provided. To the front and to the rear there are well maintained gardens which are mostly laid to lawn, the rear garden enjoys utmost privacy.

Location

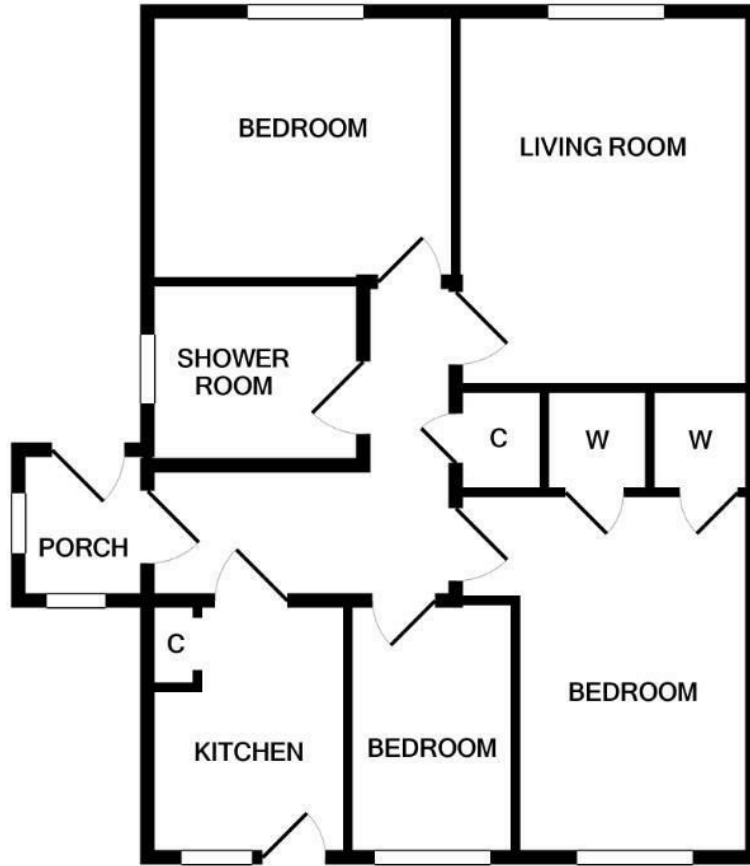
The town of Blairgowrie is host to a variety of amenities and facilities such as supermarkets, restaurants, community cinema and a wide range of High Street shopping. Blairgowrie is perfectly situated for those looking to be within close commuting distance to both Perth and Dundee whilst allowing the purchaser of this fabulous home the opportunity to enjoy all the benefits of a countryside location.





- Move-In Condition Semi-Detached Bungalow
- Private Driveway & Detached Single Garage
- Private Rear Garden to Enjoy Utmost Privacy
- Three Bedrooms
- Neat Gardens to Front & Rear
- Gas Central Heating & Double Glazing
- Sought-After Residential Location





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		88
(81-91) B		
(69-80) C	72	
(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		87
(81-91) B		
(69-80) C	71	
(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		