

Simple Approach



**Thistle Cottage Balmoral Road, Blairgowrie**

**Perthshire PH10 7AE**

**Offers over £224,950**

## Thistle Cottage Balmoral Road, Blairgowrie, Perthshire PH10 7AE

Simple Approach are delighted to welcome this immaculately presented cottage on Balmoral Road to the Perthshire market. This exquisitely designed family home comes to the market in move-in condition throughout, having been brought to a very high standard by the present owner. Set in the heart of the desirable Town of Rattray this property is ideally placed to take advantage of all amenities found on the High Street just minutes away without compromising the benefits of a peaceful family location with plenty of privately-owned outdoor space and a generous back garden.

Boasting a stunning blend of both contemporary and period features this property comprises a bright and spacious lounge with a glorious log burning stove along with an impressive kitchen, a separate utility, a stylish ground floor shower room and one large double bedroom. The upper floor enjoys two large double bedrooms and a spacious family bathroom. This home is perfectly suited to those with an appreciation for the original features of a period property, with the sellers' additions of modern, unique features on both ground floor and upper floor levels. This property enjoys a farmhouse-style kitchen, integrated dishwasher, wooden worktops and solid oak flooring to name just a few. This property due to its excellent location and superb living space lends itself to a wide range of buyers and would be the perfect purchase for any first-time buyer or growing family looking for a well-placed home in stunning condition throughout. Viewing is absolutely essential to appreciate the overall package on offer.

**Livingroom**  
16'2" x 11'8" (4.93 x 3.56)

**Kitchen**  
9'9" x 9'10" (2.98 x 3.01)

**Bedroom 1**  
16'1" x 11'8" (4.92 x 3.56)

**Diningroom**  
11'7" x 8'5" (3.55 x 2.57)

**Porch**  
6'0" x 5'6" (1.85 x 1.68)

**Utility**  
9'1" x 4'0" (2.79 x 1.24)

**Downstairs W/C**  
5'6" x 4'9" (1.69 x 1.45)

**Landing**  
11'4" x 10'4" (3.47 x 3.17)

**Bedroom 2**  
11'8" x 15'11" (3.56 x 4.86)

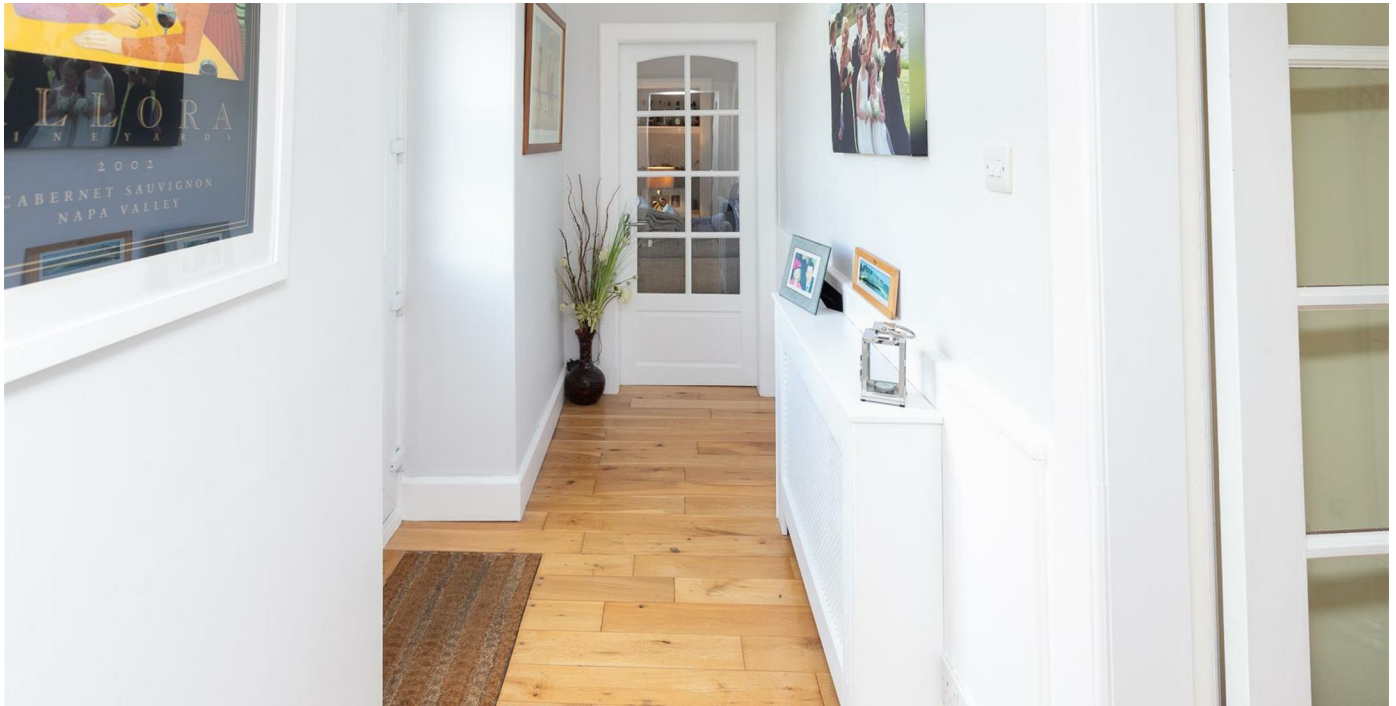
**Bedroom 3**  
11'8" x 17'9" (3.56 x 5.42)

**Bathroom**  
4'8" x 11'2" (1.44 x 3.41)

**External**  
The property comes with a very private back garden, large driveway for 3/4 cars and a detached garage.

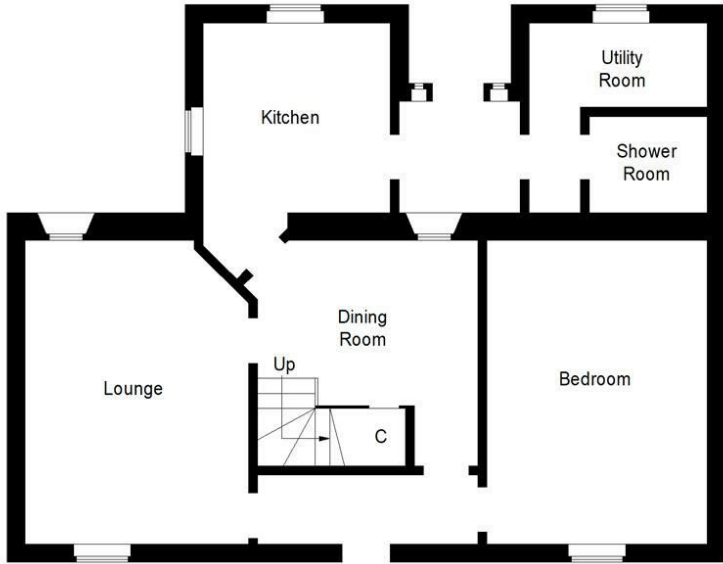
**Location**  
The small Town of Rattray is just two minutes away from a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee. Locally there are two nearby Primary Schools as well as Blairgowrie High School set just minutes away- overall the ideal setting for any modern family looking to be within a vibrant and upcoming Town location.



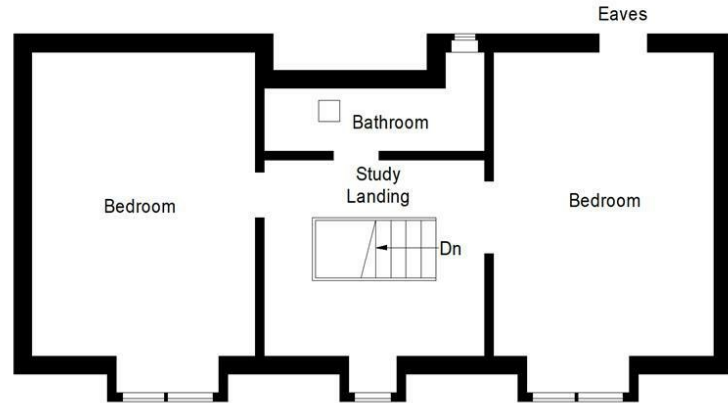


- Immaculate Move In Condition Three
- Log Burning Stove
- Desired Location
- Three Large Double Bedrooms
- Close To All Amenities
- Large Driveway and Detached Garage
- This Property Is A Must View





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland EU Directive 2002/91/EC		