

Simple Approach



**13 Hay Street, Blairgowrie
Perthshire PH13 9BE**

Offers over £127,950

Simple Approach are excited to welcome this beautifully presented, spacious semi-detached house in the ever-desirable location of Coupar Angus, Blairgowrie. This family home is ideally situated for any growing family or first-time buyer looking to be within a peaceful area without compromising locality to nearby amenities. This lovely home comes to the market in great condition throughout, comprising; a bright spacious lounge area, three large bedrooms, a modern fitted kitchen and a stylish family bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing and plenty of private parking to the side and rear of the property. This is the ideal purchase for those looking for a property in a sought-after location which has easy commuting links to the larger nearby cities. Viewing is essential to appreciate the overall space and excellent property on offer.

Porch

5'1" x 9'3" (1.57 x 2.82)

Livingroom

12'6" x 14'10" (3.83 x 4.54)

Kitchen

14'0" x 10'5" (4.28 x 3.18)

Bathroom

8'9" x 5'2" (2.69 x 1.59)

Bedroom 1

14'9" x 12'3" (4.51 x 3.74)

Bedroom 2

13'0" x 12'1" (3.98 x 3.69)

Bedroom 3

11'1" x 12'4" (3.40 x 3.77)

External

Externally the property benefits from having substantial grounds to the side and rear allowing for Off Street parking.

Location

Coupar Angus is just 4 miles from Blairgowrie and within easy commuting distance to Dundee and Perth. The property is within easy walking distance of local amenities including shops, doctor's surgery and primary school. Secondary schooling is also available in Blairgowrie. The location is well served with local buses to surrounding areas.



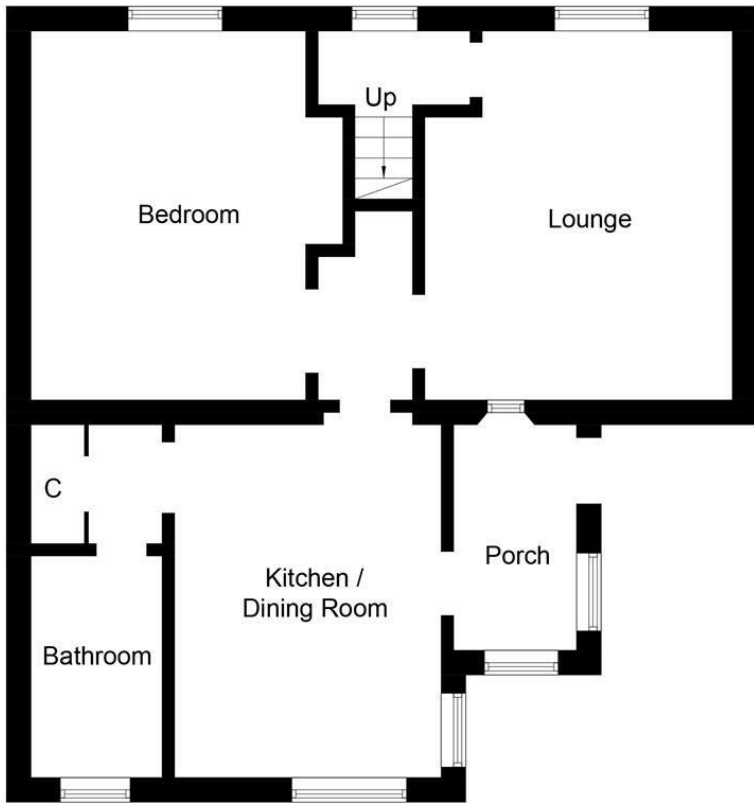


- Tastefully Extended Home
- Modern and Stylish Interior

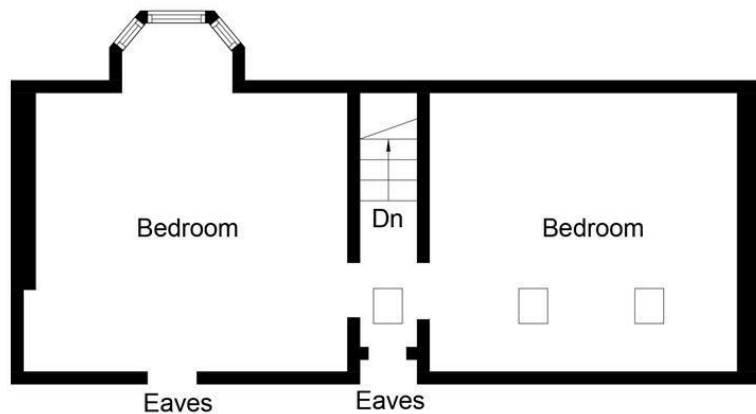
- Mains Gas Central Heating
- Substantial Outdoor Space

- Double Glazing
- Good Commuting Links





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland EU Directive 2002/91/EC		