

Simple Approach



**10 Victoria Place, Blairgowrie
Perthshire PH10 7HL**

Offers over £132,000

Simple Approach are delighted to welcome this Three Bedroom Semi-Detached House to the Perthshire Market. This Property is in a well looked after condition throughout, set in the heart of the peaceful area of Rattray near Blairgowrie. This good-sized property comprises; a bright and spacious lounge with added dining space, a modern fitted kitchen, 3 good sized bedrooms with ample fitted storage, a stylish bathroom with shower facility over the bath. Boasting sought-after features such as electric 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 a driveway to the front and enjoys a very private back garden, it is also 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.

Lounge/Dining Room

23'4" x 10'6" (7.12 x 3.22)

Kitchen

10'7" x 9'8" (3.24 x 2.96)

Entrance Hallway

13'5" x 5'10" (4.09 x 1.78)

Bedroom 1

9'6" x 6'5" (2.90 x 1.97)

Bedroom 2

14'4" x 8'6" (4.38 x 2.60)

Bedroom 3

9'8" x 9'10" (2.96 x 3.00)

Bathroom

5'10" x 6'2" (1.79 x 1.88)

Rear Porch

3'8" x 4'5" (1.12 x 1.35)

Location

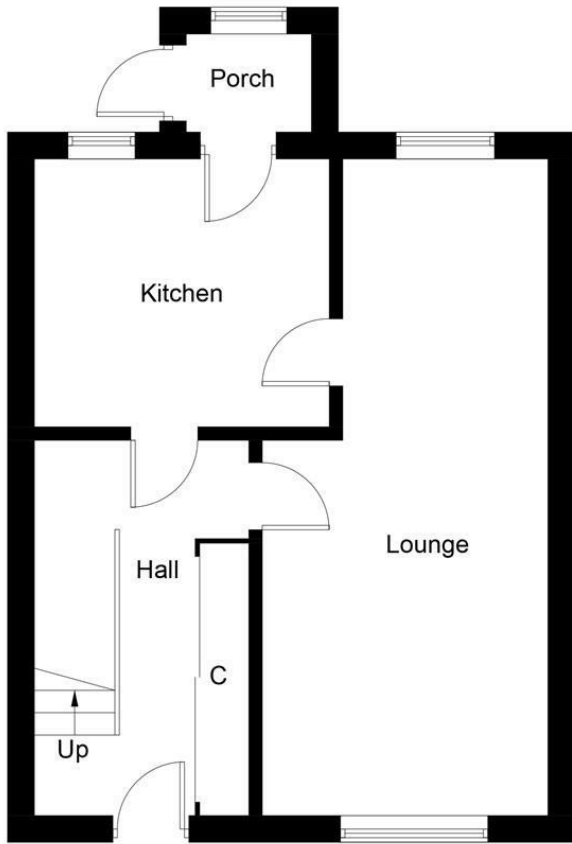
The small Town of Rattray, Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser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



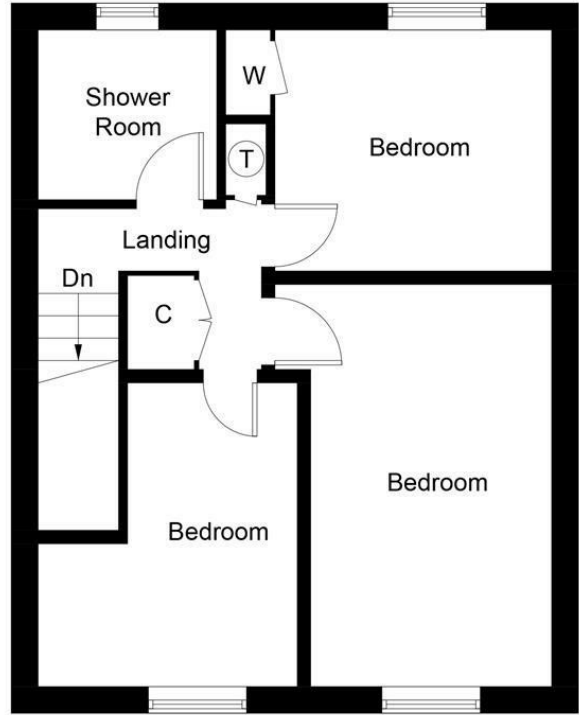


- 3 Bedroom Semi-Detached House
- Great Sought After Quiet Location
- Driveway For Two Cars
- Ideal For Families Or First Time Buyers
- Private Back Garden
- Close To All Local Amenities





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		67
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC