

Simple Approach



**Broad Myre , Blairgowrie
Perthshire PH10 6QW**

Offers over £219,950

CASH PURCHASE OR COMMERCIAL MORTGAGES ONLY

Simple Approach are excited to bring this two-bedroom with separate 6 bedroom annex detached house in Blairgowrie to the Perthshire market. This beautifully presented house offers great character and charm, combined with its sought-after modern features such as gas central heating, double glazing. The property is currently run as a successful business and would make an ideal business investment as it has six rooms in the annex at the back of the property which can bring in roughly £70-90 thousand a year and benefits from three stylish bathrooms, a bright sizable lounge, a good sized kitchen and a large sun room. This beautiful property is ideally placed to take advantage of all local amenities found in the peaceful village of Blairgowrie. This property has been kept to a high standard boasting great quality and style throughout each generously proportioned living space. The property has a large driveway suitable for several cars at the front of the house and a large enclosed garden to the rear Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful location on offer.

Lounge

13'10" x 12'0" (4.23 x 3.66)

Bedroom 1 - House

11'10" x 9'11" (3.63 x 3.03)

Kitchen

11'11" x 9'4" (3.65 x 2.87)

Utility

14'3" x 7'8" (4.35 x 2.35)

Bathroom

6'3" x 8'5" (1.93 x 2.59)

Bedroom 2

12'9" x 8'11" (3.90 x 2.72)

Breakfast Room

10'5" x 16'9" (3.19 x 5.11)

Conservatory

17'4" x 11'6" (5.29 x 3.51)

Bedroom 1 - Annex

14'10" x 7'7" (4.54 x 2.32)

Bedroom 2 - Annex

10'11" x 7'10" (3.35 x 2.41)

Bedroom 3 - Annex

9'1" x 14'10" (2.78 x 4.53)

Bedroom 4 - Annex

17'5" x 9'3" (5.32 x 2.82)

Ensuite

3'10" x 8'3" (1.19 x 2.53)

Bedroom 5 - Annex

17'5" x 9'1" (5.33 x 2.79)

Ensuite

3'11" x 8'1" (1.20 x 2.47)

Bedroom 6 - Annex

17'5" x 9'3" (5.31 x 2.82)

Ensuite

3'11" x 8'4" (1.20 x 2.55)

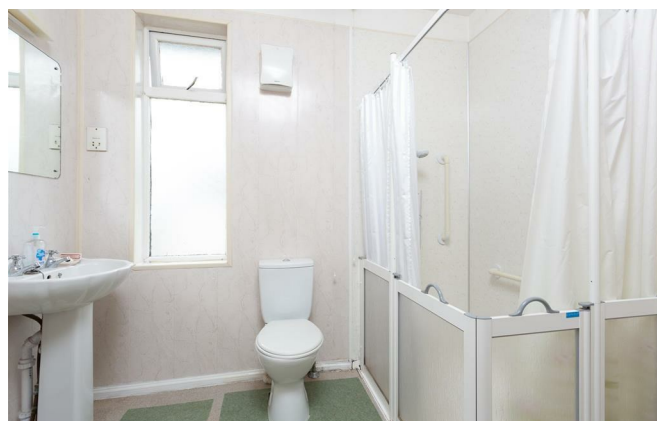
Location

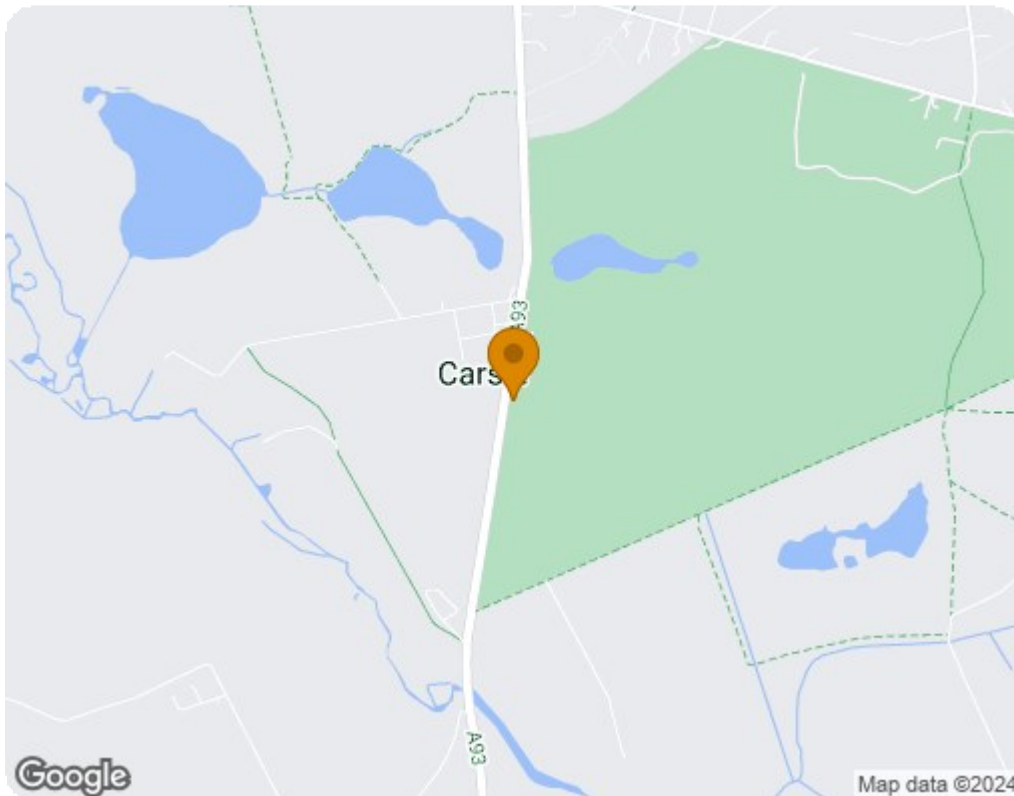
The small Town of Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without compromising modern and easy living. There is an abundance of local dog walks situated to the side and back of the park where a thoroughfare goes for miles.






- Very Well Presented Detached House
- Highly Sought After Location
- Large Driveway Suitable For Several Cars
- Currently Run as a Successful Business
- Gas Central Heating and Double Glazing
- Separate Large Recording Studio Would Be Ideal Conversion For A Granny Flat
- Six Sizable Bedrooms
- Bright Sun Room
- CASH PURCHASE OR COMMERCIAL MORTGAGES ONLY





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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