



**50A Marlee Loch , Blairgowrie
PH10 6SD**

Offers over £210,000

Simple Approach are delighted to welcome this beautiful Leasehold Park Home on Marlee Loch to the Perthshire residential market. This stunning home comes to the market in move in condition throughout with an electric stove and chic decor. Comprising of a modern, open plan fully fitted kitchen/lounge with useful island and dining area making this the ideal space to entertain guests. This lovely home has two large double bedrooms and a modern shower room. This property also benefits from its own beautifully maintained private garden space and driveway. Marlee Residential Park Homes are designed to cater for the over 50s on a private residential secure development. The park owners pride themselves in having the best-designed homes in todays market, these homes offer luxury living in a popular Perth-shire location. You do not want to miss out on this opportunity of peaceful living without compromising on being close to all local amenities nearby.

This property is fully residential which means you pay council tax and water, the site fees are currently £180 per month which covers all the maintenance for communal areas and the land the home sits on and sewage.

Lounge/ Kitchen

23'4" x 19'0" (7.13 x 5.80)

Bathroom

6'4" x 6'5" (1.94 x 1.97)

Bedroom

9'11" x 9'2" (3.03 x 2.81)

Bedroom

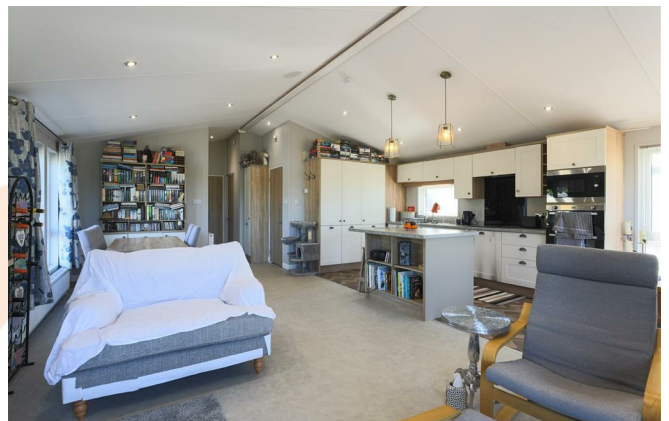
9'2" x 8'1" (2.81 x 2.47)

Ensuite

5'5" x 5'0" (1.67 x 1.54)

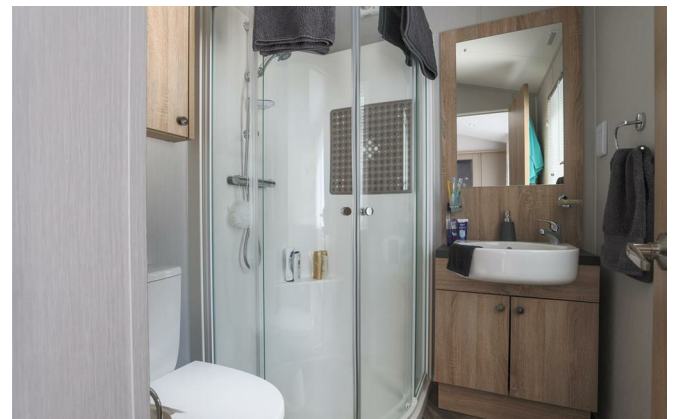
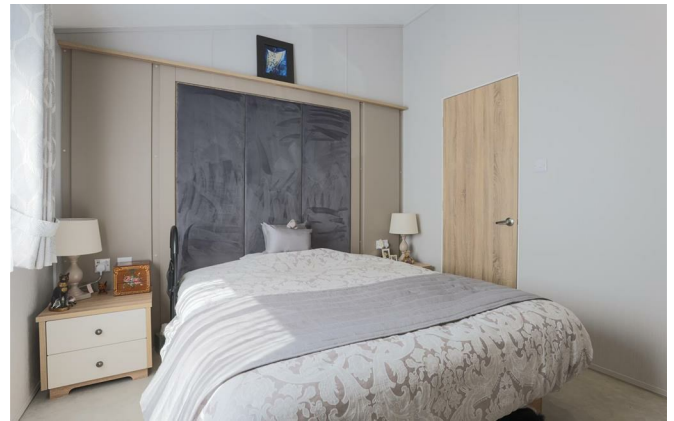
Utility

7'8" x 4'10" (2.35 x 1.49)






- Two Bed, Residential Park Home
- Open Plan Living
- Secure Entry To Park
- Stunning Loch Views
- Modern Stylish Kitchen
- Over 50s Residential Park





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		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC 