

Simple Approach



**17 Smith Lane, Blairgowrie  
PH11 8NH**

**Offers over £164,950**

Simple Approach are pleased to offer this very well presented, semi detached bungalow on Smith Lane to the residential sales market. Set within a highly sought after location, this lovely property comes to the market in great move in condition throughout and could not be better situated for those who are looking for peaceful living without compromising being close to all local amenities. Boasting spacious accommodation set across one accessible floor, comprising of; a stylish modern fitted kitchen, bright and spacious lounge, two generous bedrooms and a shower room. Smith Lane enjoys modern comforts such as gas central heating, double glazing and a private driveway. Externally the property enjoys a sizable private rear garden with ample space for outdoor seating. Viewing is essential to appreciate the overall beautiful location and ample living space on offer.

**Lounge**

13'7" x 10'1" (4.16 x 3.08)

**Kitchen**

15'2" x 13'1" (4.64 x 4.01)

**Bedroom One**

10'6" x 14'4" (3.22 x 4.39)

**Bedroom Two**

9'7" x 11'1" (2.93 x 3.39)

**Shower Room**

6'9" x 5'2" (2.07 x 1.58)





- Semi Detached Bungalow
- Sizeable Lounge

- Two Generous Bedrooms
- Gas Central Heating & Double Glazing

- Stylish Fitted Kitchen
- Large Private Driveway



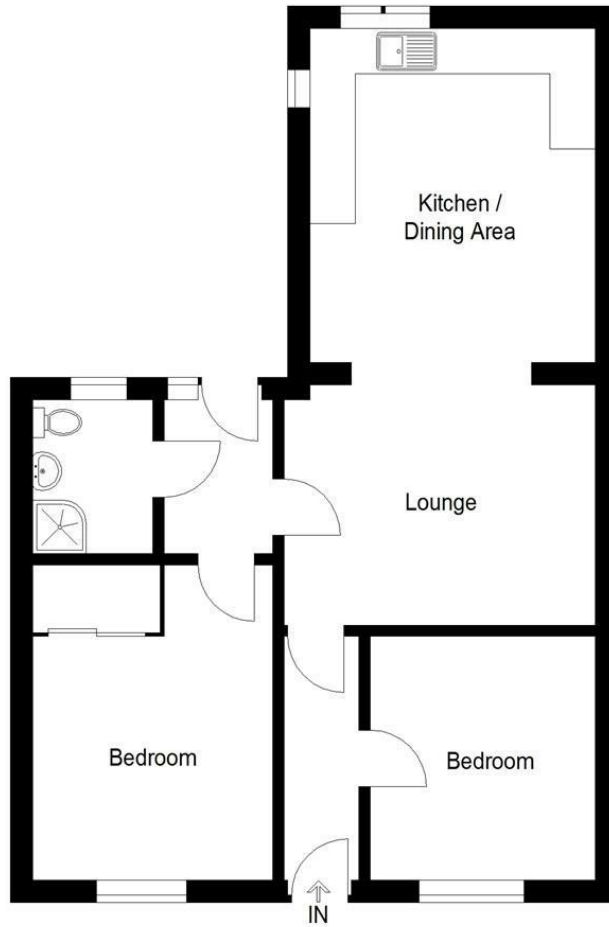


Illustration For Identification Purposes Only.  
Not To Scale (ID1066875 / Ref:87663)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	