

Simple Approach



10 South Castle Street, Blairgowrie

PH10 6NY

Offers over £84,950

Simple Approach are pleased to welcome to the market this very well presented, ground floor flat set on South Castle Street, Blairgowrie to the residential market. This sizable property has been very well kept by the present owners and comprises of a large, bright lounge, a fully fitted kitchen with ample space for free standing white goods, generous bedroom with fitted storage and a shower room. 10 South Castle Street benefits from modern day comforts such as gas central heating, double glazing, a private driveway and rear garden with communal drying green, This property would suit a first time buyer, mature buyer or by to let investor looking for a move in condition home. A viewing is essential to appreciate the fantastic location and space on offer here.

Lounge

13'10" x 12'6" (4.24 x 3.83)

Kitchen

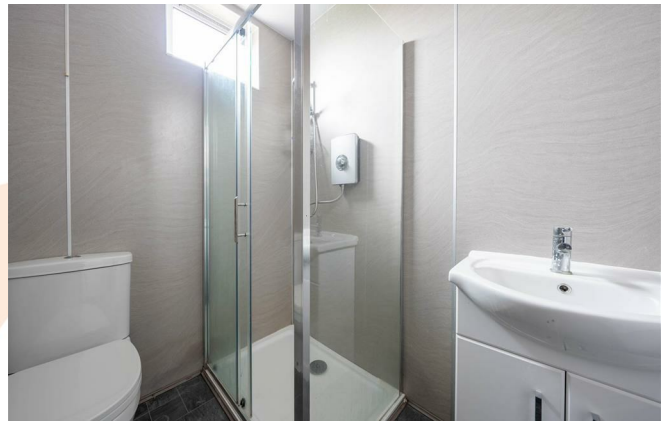
11'1" x 7'3" (3.39 x 2.22)

Bedroom

13'11" x 10'3" (4.26 x 3.14)

Shower Room

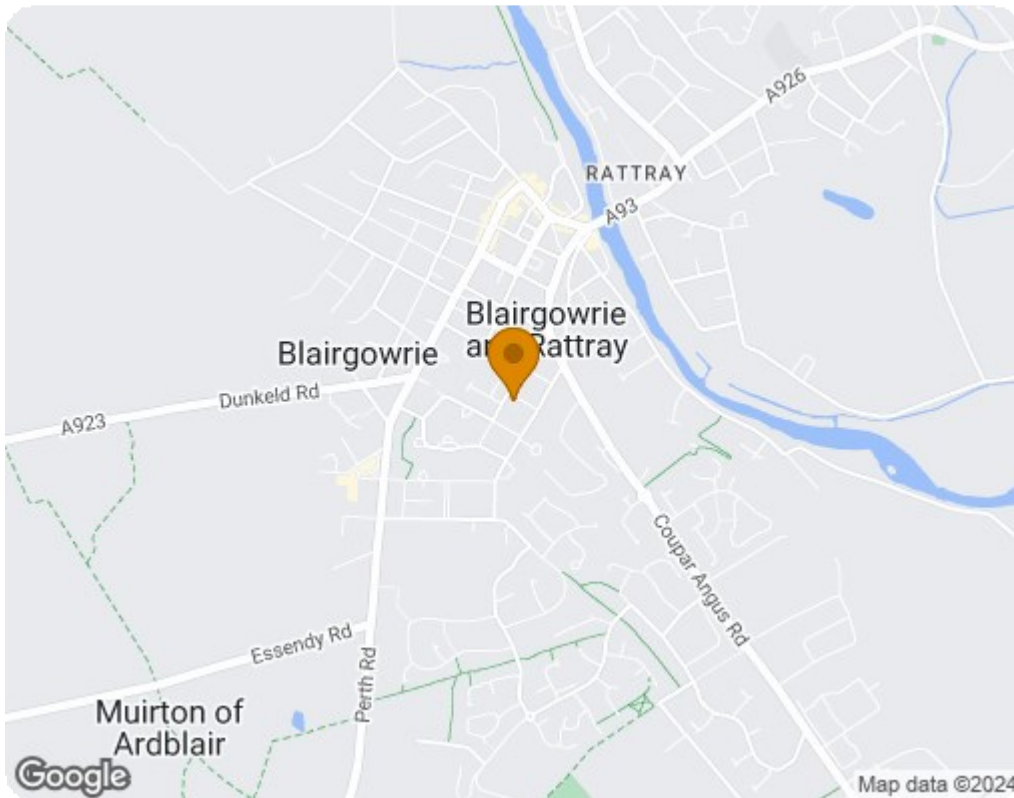
6'6" x 4'10" (2 x 1.48)





- Sizable One Bedroom, Ground Floor Flat
- Large Private Driveway
- Move-In Condition Throughout
- Private Rear Garden With Communal Drying Green
- Gas Central Heating And Double Glazing
- Close To All Local Amenities





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	69	77
(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