

Simple Approach



13 Whitson Close, Blairgowrie

PH10 7FE

Offers over £72,000

*****CLOSING DATE SET FOR THURSDAY 16/7/2020 12 NOON*****

Simple Approach are delighted to welcome this stunning one bedroom first floor flat on Whitson Close to the Perthshire market. This first floor flat is in immaculate condition throughout with very stylish and modern decor, set in the heart of the peaceful area of Rattray near Blairgowrie. This good-sized property comprises; a bright and spacious lounge, a modern fitted kitchen, a good sized double bedroom with ample fitted storage and a stylish bathroom with shower facility over the bath. Boasting sought-after features such as gas 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 allocated parking to the front and 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.

Kitchen

8'4" x 10'5" (2.56 x 3.20)

Lounge

11'1" x 11'5" (3.39 x 3.48)

Bathroom

6'8" x 6'5" (2.04 x 1.97)

Bedroom

9'9" x 13'0" (2.98 x 3.97)

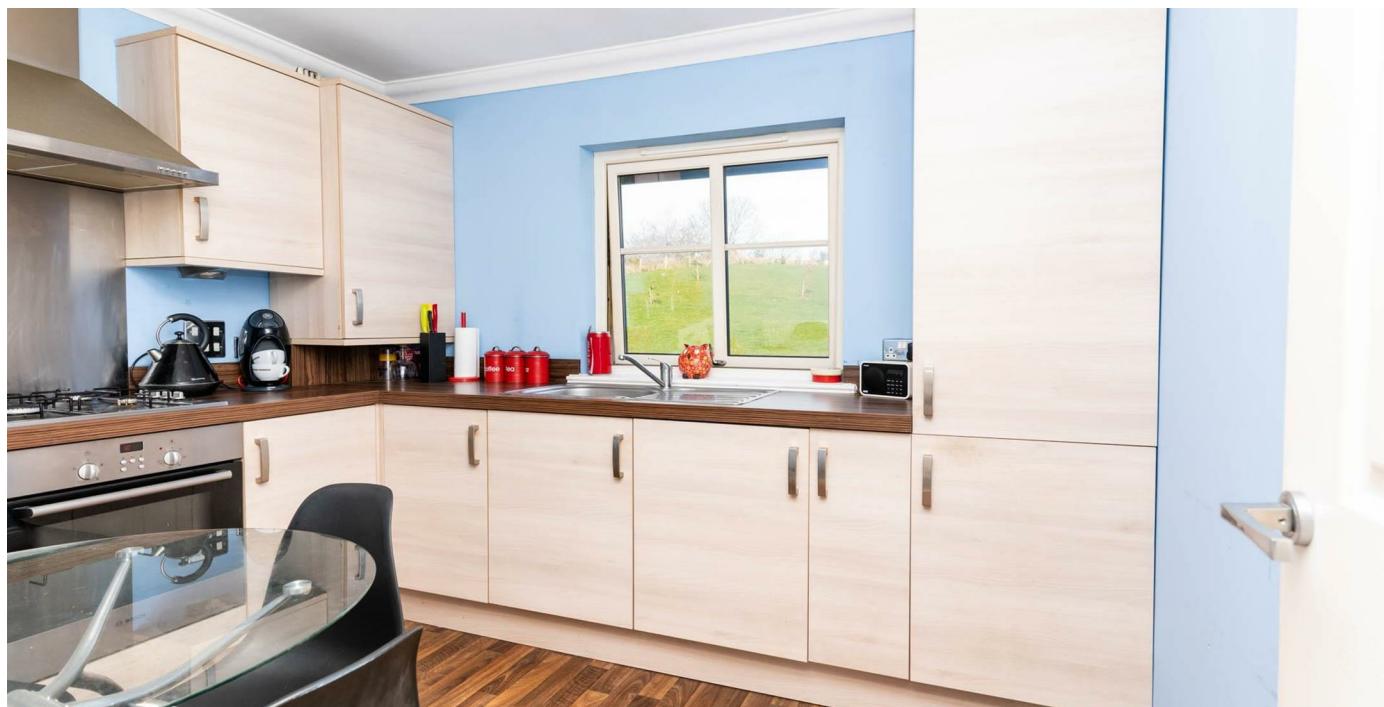
External

Location

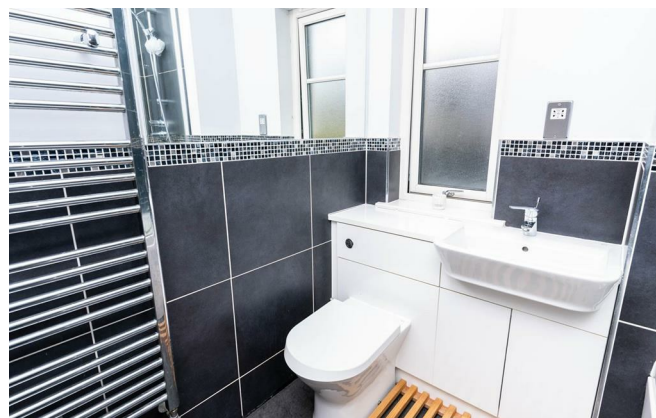
The small Town of Rattray, Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants

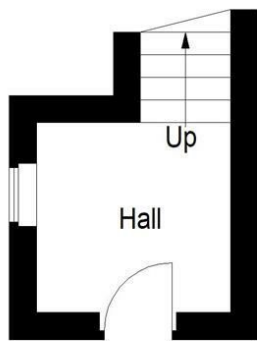
and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without falling off the beaten track.



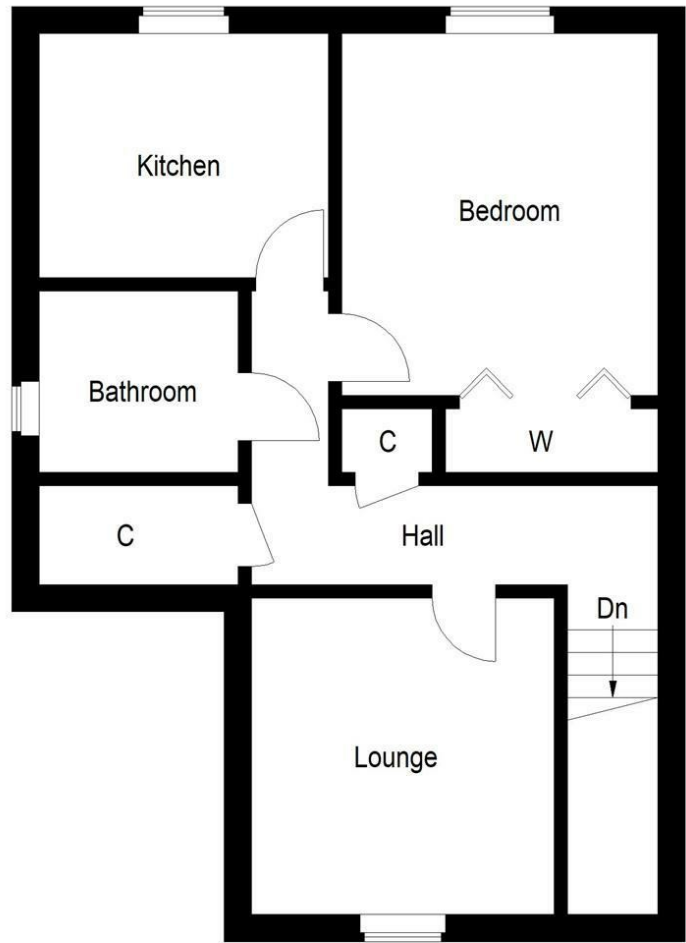


- Gas Central Heating
- Immaculate Move In Condition
- *****CLOSING DATE SET FOR THURSDAY 16/7/2020 12 NOON*****
- Close To All Amenities
- Private Parking
- Double Glazing
- Spacious Accommodation Throughout





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		