

Simple Approach



Estate Agents



**16 Ferguson Park, Blairgowrie**

**Perthshire PH10 7AT**

**Offers over £94,000**

Simple Approach are excited to welcome this bright, spacious and beautifully presented three bedroom mid-terraced house to the residential market. Set in the heart of the small Perthshire Town of Rattray, Blairgowrie this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling and all further shopping found in the Towns centre just minutes away, offering all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach. This superb property comes to the market in good condition, comprising; a lounge with large windows allowing for plentiful natural light, through to a modern kitchen with ample space for family dining, three good size bedrooms and a shower room. This property also boasts sought-after features such as gas central heating, double glazing and a low maintenance garden, lending itself to a wide range of buyers including first time buyers and growing families. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the quiet location, the low maintenance garden grounds and neutral decoration of this ample family home.

**Livingroom**

17'9" x 11'1" (5.43 x 3.40)

**Kitchen**

11'1" x 9'8" (3.40 x 2.95)

**Bedroom 1**

11'2" x 11'3" (3.41 x 3.45)

**Bedroom 2**

8'9" x 11'3" (2.68 x 3.45)

**Bedroom 3**

8'9" x 7'11" (2.68 x 2.42)

**Bathroom**

5'8" x 5'10" (1.73 x 1.79)

**External**

Externally this property benefits from a privately owned

garden which is mainly laid to stone chip allowing for easy maintenance. Ample On Street parking is also available.

**Location**

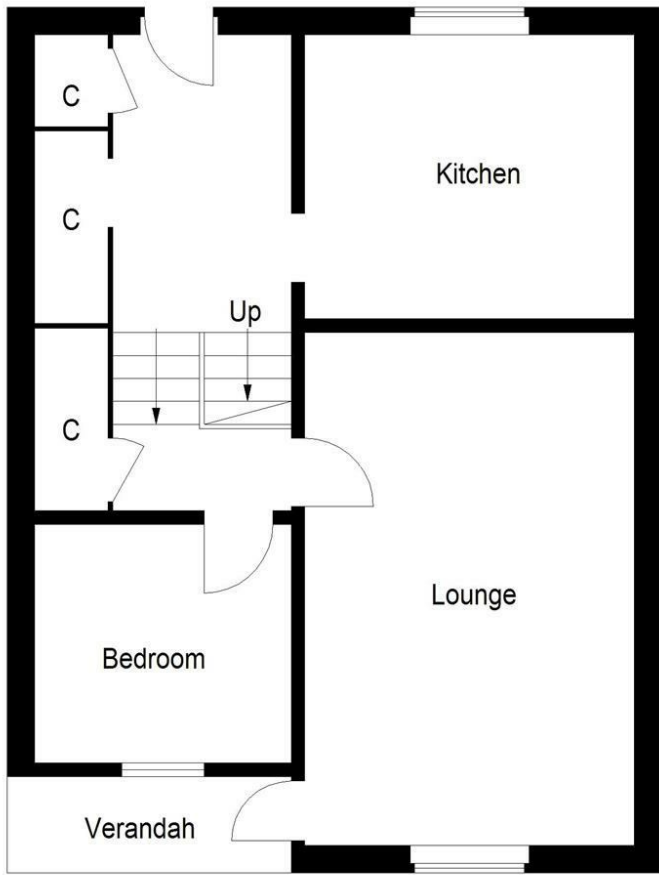
The small Town of Rattray, Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without falling off the beaten track. Locally there are two nearby Primary Schools as well as Blairgowrie High School set just minutes away, ideal for growing families and those with small children.



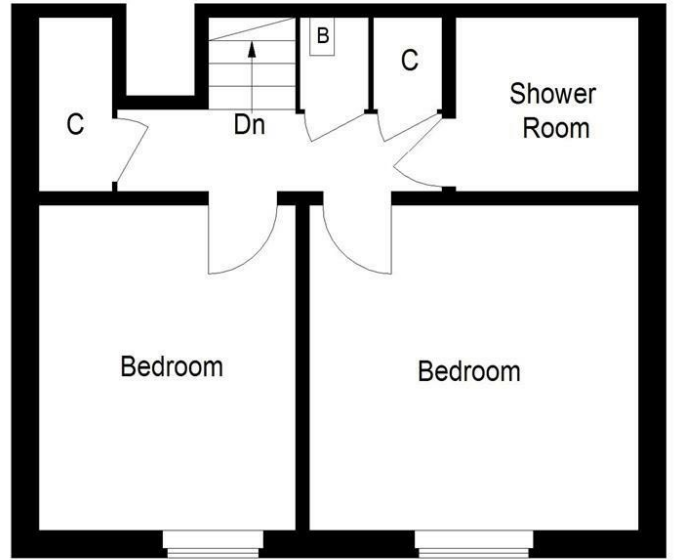


- 3 Good Size Bedrooms
- Gas Central Heating
- Double Glazing
- Private easily maintained garden
- On Street Parking
- Neutral Decoration





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		
Scotland 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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
Scotland EU Directive 2002/91/EC		