

Simple Approach



**15b Jessie Street, Blairgowrie  
Perthshire PH10 6BT**

**Offers over £87,500**

Simple Approach are excited to welcome this superb first floor flat on Jessie Street to the residential market. This property is the ideal purchase for any first time buyer or investor looking for a well-located home with neutral decoration and ample living space throughout. Comprising a spacious lounge, a modern fitted kitchen, a bathroom with white suite and two double bedroom this property comes to the market in good condition and absolutely must be viewed to confirm the overall space on offer. Boasting sought-after features such as UPVC double glazing and a shared garden to the rear, this lovely home lends itself to a range of purchasers and is ideally placed to take advantage of local amenities such as nearby shops, supermarkets and hairdressers as well as to all further amenities found on the High Street just minutes away.

**Lounge**

13'8" x 12'4" (4.18 x 3.76)

**Kitchen**

13'3" x 5'10" (4.04 x 1.80)

**Bedroom One**

11'6" x 11'0" (3.53 x 3.36)

**Bedroom Two**

11'1" x 11'3" (3.38 x 3.45)

**Family Bathroom**

7'9" x 5'8" (2.37 x 1.73)

**Entrance Hallway**

9'7" x 3'1" (2.93 x 0.96)

**External**

This property comes with a very large communal rear

garden and two private areas for the successful purchaser to use for a shed and the other one a private patio area.

**Location**

The town of Blairgowrie is host to a variety of amenities and facilities such as supermarkets, restaurants, community cinema and a wide range of High Street shopping. Blairgowrie is perfectly situated for those looking to be within close commuting distance to both Perth and Dundee whilst allowing the purchaser of this fabulous home the opportunity to enjoy all the benefits of a countryside location.





- Large Two Bedroom First Floor Apartment
- Large Communal Rear Garden
- Large Loft Storage
- Close To All Local Amenities
- Sought After Desired Location
- Move In Condition





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC