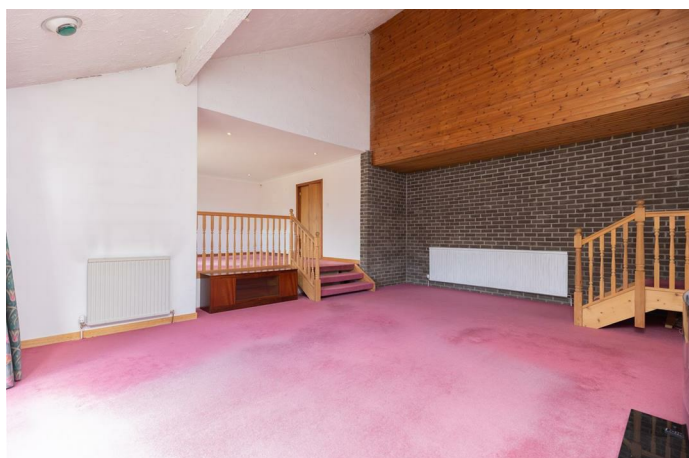


Simple Approach



**The Bungalow Back Wynd, Blairgowrie
Perthshire PH10 7DX**

Offers over £274,995

The Bungalow Back Wynd, Blairgowrie, Perthshire PH10 7DX

Simple Approach are delighted to welcome this very unique property, The Bungalow to the Perthshire residential market. This stunning home enjoys picturesque views of rolling hills along with being set on a substantial plot of land in the peaceful location of Rattray, Blairgowrie. The Bungalow comprises of a welcoming entrance hallway, four generous bedrooms all of which benefit from fitted wardrobe space, a large lounge with large beautiful windows allowing for plentiful natural light to flood the room, a separate dining room – perfect for entertaining, a spacious kitchen with island feature and a useful utility room. This great family home is the ideal purchase for a family or mature couple looking for a home in a fantastic location with as much living space as possible. This stunning bungalow sits on the most beautiful plot of land surrounded by attractive views and benefits from a significant garden, a large driveway which would be suitable for multiple vehicles and a further double garage. This tranquil setting provides an opportunity to enjoy the fine Scottish summer evenings in a peaceful location without comprising locality to all local amenities nearby. Viewing is highly recommended to appreciate the excellent location and the very special property that is on offer.

Lounge/ Diningroom

32'10" x 21'7" (10.01 x 6.58)

Kitchen

15'10" x 16'8" (4.85 x 5.10)

Utility

8'3" x 10'4" (2.52 x 3.15)

Bedroom

10'11" x 12'6" (3.33 x 3.82)

Bedroom

11'4" x 14'5" (3.46 x 4.41)

Bedroom

12'6" x 11'6" (3.82 x 3.52)

Bedroom

12'4" x 8'11" (3.78 x 2.74)

Shower room

8'9" x 6'0" (2.68 x 1.84)

Bathroom

8'4" x 7'5" (2.56 x 2.28)

Entrance Vestibule

5'6" x 3'8" (1.70 x 1.13)

Entrance Hallway

26'5" x 12'8" (8.06 x 3.87)





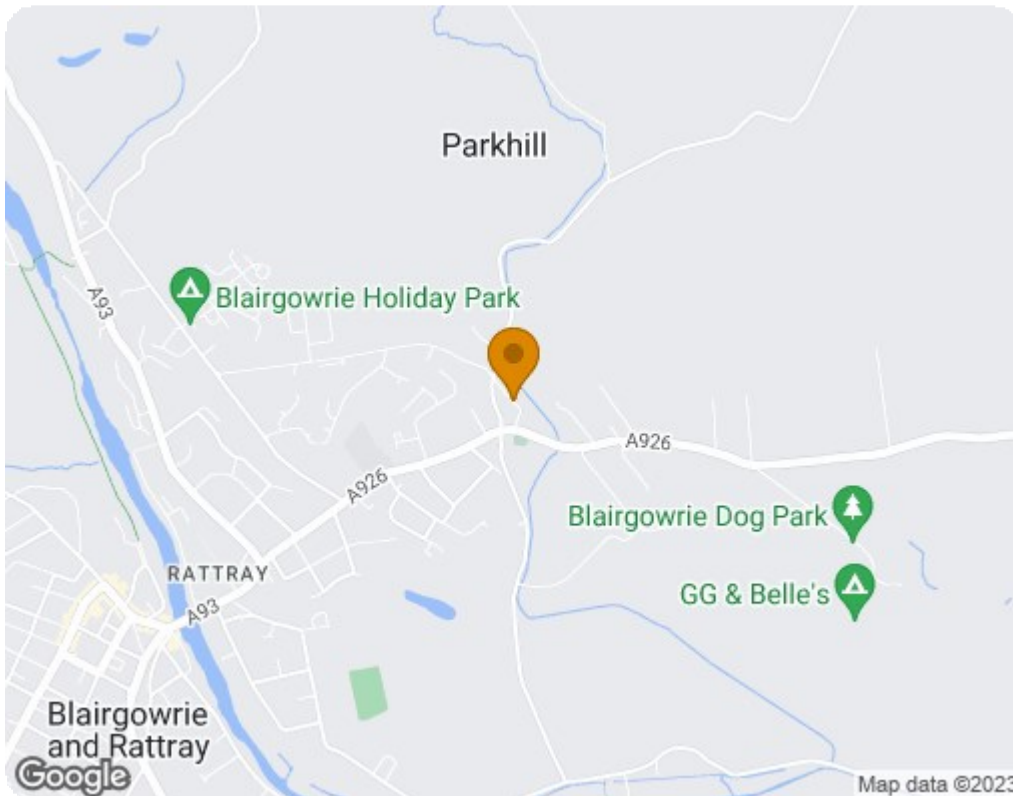
- Unique Four Bedroom Bungalow
- Large Kitchen
- Highly Sought After Location
- Picturesque Views
- Sizable Lounge & Dining Room
- Gas Central Heating & Double Glazing
- Substantial Plot Of Land
- Ample Living Space Throughout
- Private Driveway & Garage



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		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		74
(69-80) C	58	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC