

Simple Approach

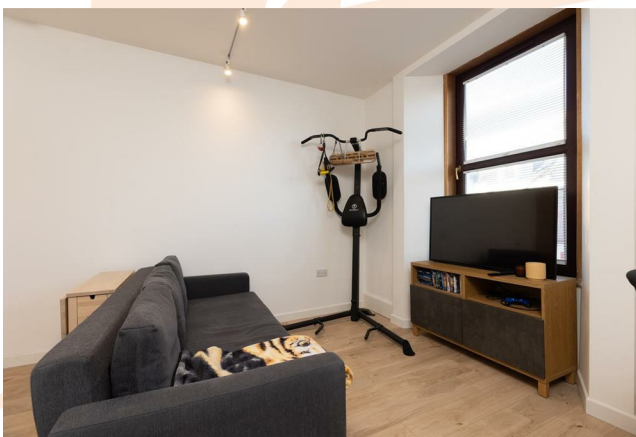


**Flat 2, Bakery House High Street, Blairgowrie
PH10 7BT**

Offers over £79,950

Flat 2, Bakery House High Street, Blairgowrie, PH10 7BT

Set within the ever desirable location of Rattray, Blairgowrie this fantastic first floor flat could not be better situated to take advantage of all local amenities found close by along with further shops, cafes and restaurants found in Blairgowrie just a short distance away. This very well presented flat comes to the market in excellent move in condition throughout, comprising of; an entrance hallway, an open plan modern kitchen / lounge, one large bedroom and a sizeable bathroom. This lovely property enjoys modern comforts such as gas central heating, double glazing and on street parking available. Due to its excellent location and spacious accommodation this would be the ideal purchase for any first time buyer or buy to let investor seeking a well located property in good condition throughout which only viewing will confirm.





- First Floor Flat
- Large Stylish Bathroom

- One Sizeable Bedroom
- Gas Central Heating & Double Glazing

- Open Plan Kitchen / Lounge
- On Street Parking



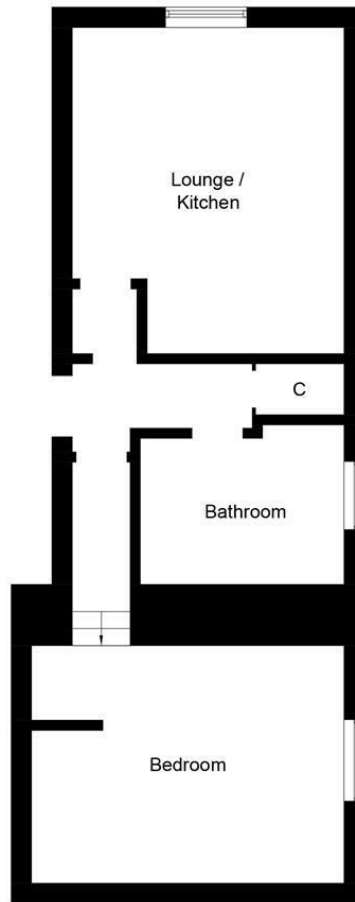
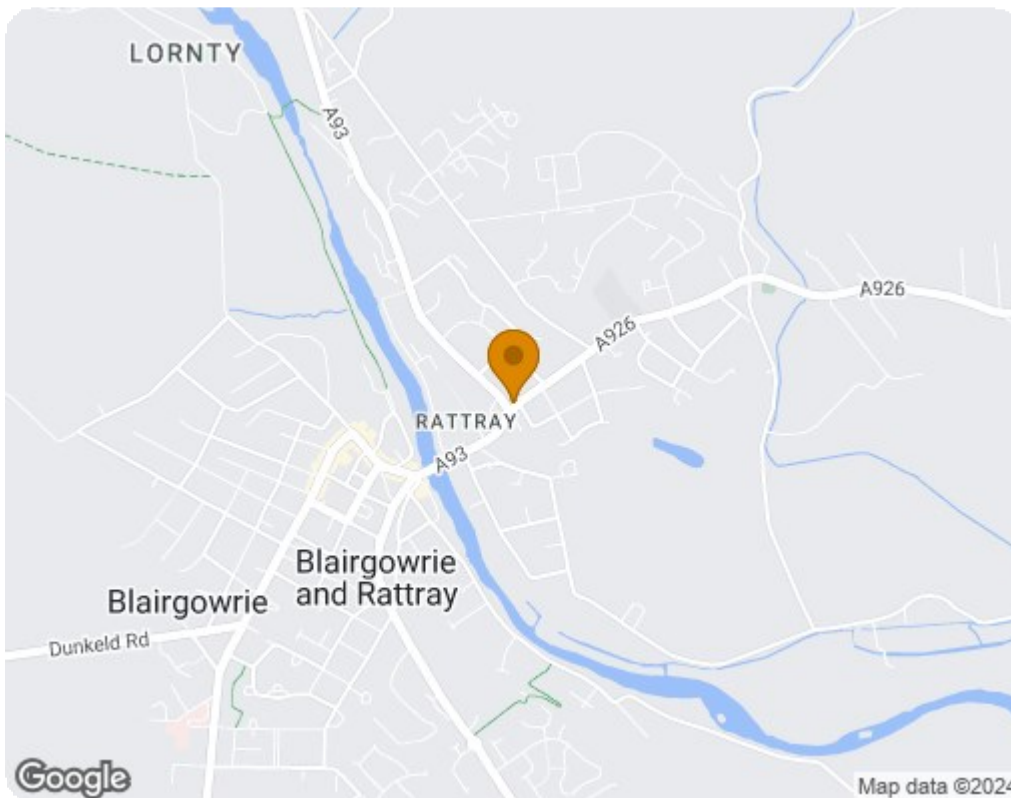


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1039015)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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	85	85
(69-80) C		
(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