

Simple Approach



**2 Annfield Place, Blairgowrie  
PH11 8ET**

**Offers over £95,000**

Simple Approach are pleased to welcome this well presented ground floor flat on Annfield Place to the residential sales market. Set in the heart of the small Perthshire Town of Alyth, this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling, offering all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach. This lovely property is set across one accessible floor, comprising of; a bright and spacious lounge, sizable kitchen, one generous bedroom and a stylish bathroom. Practical attributes include electric heating, double glazing and a large private driveway. Externally the property further enjoys private garden space to the rear, front and side. Viewing is essential to appreciate the over all space and excellent location on offer here at Annfield Place.

**Lounge**

11'8" x 16'6" (3.56 x 5.04)

**Master Bedroom**

12'6" x 10'9" (3.83 x 3.28)

**Kitchen / Diner**

15'10" x 13'8" (4.85 x 4.18)

**Bathroom**

8'10" x 6'1" (2.70 x 1.87)

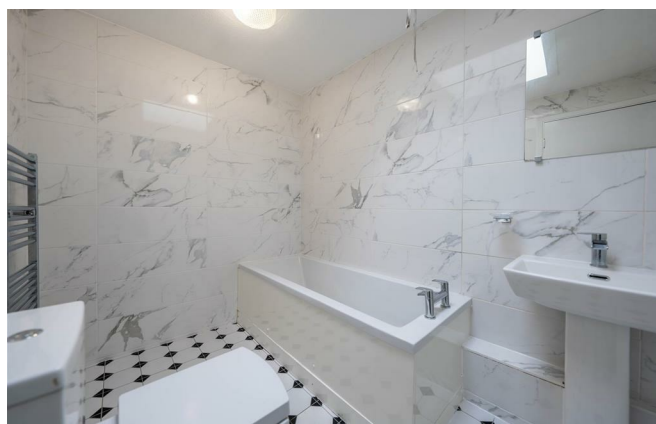
**Hallway**

13'6" x 4'11" (4.13 x 1.52)

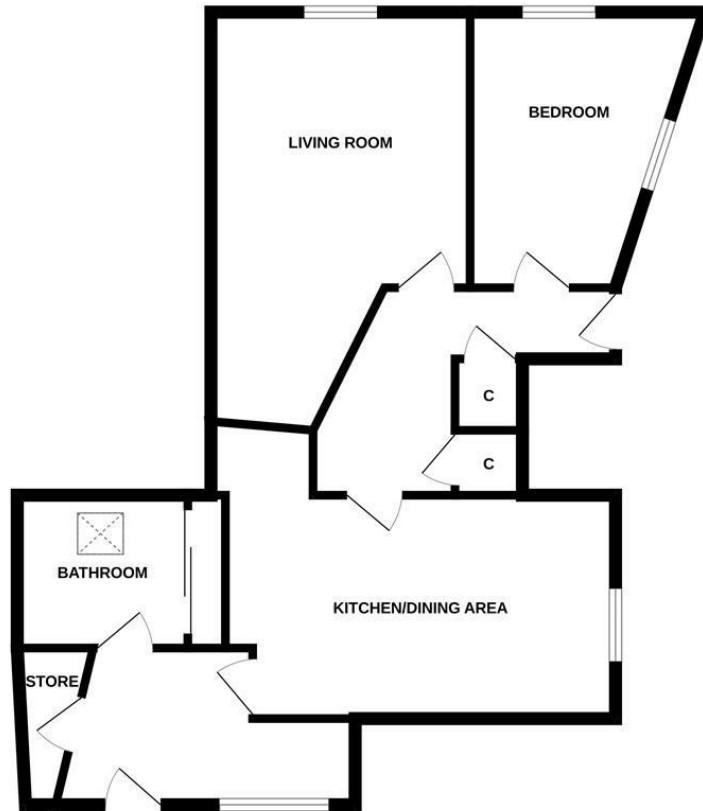




- Ground Floor Flat
- Sizeable Kitchen
- Large Driveway
- Private Main and Rear Door Entrance
- Bright & Spacious Lounge
- Private Garden Space To The Front, Rear & Side
- One Generous Bedroom
- Electric Heating & Double Glazing



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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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>			63
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		33	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	