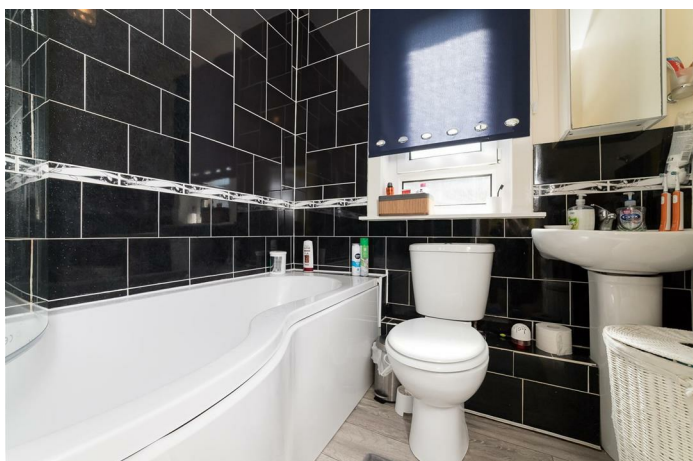


Simple Approach



**16 Princes Croft, Blairgowrie  
Perthshire PH13 9EH**

**Offers over £69,950**

Simple Approach are pleased to bring this 2 bedroom ground floor flat to the Perthshire market. With sought-after features such as gas central heating, private gardens to the front and back and its own private entrance, this property is the perfect purchase for any buyer looking for a move-in condition home in a peaceful location without compromising locality to all nearby amenities. Set in the heart of Coupar Angus this property is within walking distance to the town centre and the local Primary School, as well as being well located for commuting to Perth and Dundee. Viewing is essential to appreciate the space on offer as well as other fantastic features not commonly found with flats.

### Lounge

13'5 x 13'3 (4.09m x 4.04m)

A generous lounge with modern wooden flooring and attractive decoration in neutral tones throughout. A large window overlooks the front garden, flooding the room with natural light.

### Kitchen

7'7 x 7'8 (2.31m x 2.34m)

Another modern space with wooden flooring continued from the lounge, matched with dark wood counters below and overhead. A large window lets in plenty of natural light and the grey-toned walls are combined with red tiling for a contemporary effect.

### Master Bedroom

13'9 x 13'5 (4.19m x 4.09m)

A good-sized master bedroom decorated in neutral tones with feature wall to the rear and a lightly coloured carpet with a large window once again overlooking the front of the property.

### Bedroom 2

13'8 x 9'4 (4.17m x 2.84m)

Another spacious, double bedroom with feature wall and hardwood flooring continued throughout.

### Family Bathroom

5'8 x 6'7 (1.73m x 2.01m)

A contemporary family bathroom with stylish black tiling matched with a

fresh white bathroom suite, with shower over bath facility.

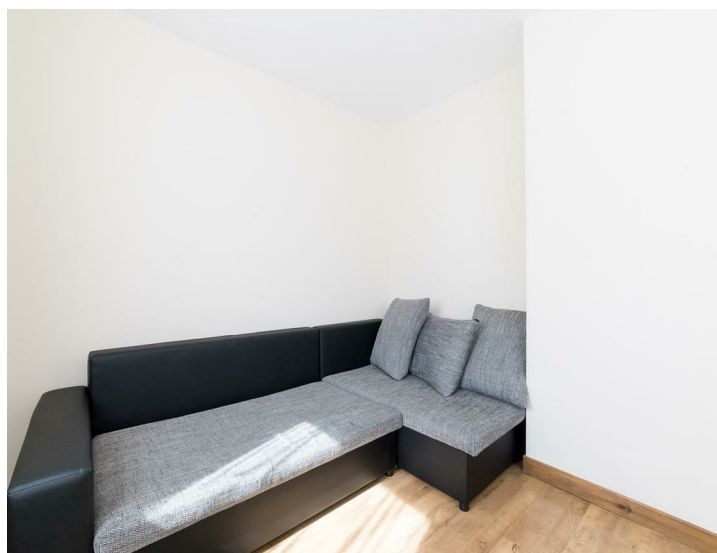
### External

Externally this property offers a private garden to front and rear with a footpath leading to a gated exit either side, The property also comes with a garden shed with power installed. To the front there is plenty of on street parking available.





- Ground Floor Apartment
- Gas Central Heating & Double Glazing
- Home Report Value £75k
- 2 Double Bedrooms
- Ample Parking Available
- Private Gardens to Front & Rear
- Modern Kitchen & Family Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(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		
<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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	78
(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		
<b>Scotland</b>	EU Directive 2002/91/EC	