

Simple Approach



Estate Agents



**41 Harriet Row, Blairgowrie
Perthshire PH10 6PE**

Offers over £114,950

Simple Approach are excited to welcome this bright, spacious and beautifully presented three bedroom mid-terraced house to the residential market. Set in the heart of the small Perthshire Town of Blairgowrie this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling and all further shopping found in the Towns centre just minutes away, offering all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach. This superb property comes to the market in good condition, comprising; a front-facing lounge with large picture window, through to a fairly modern fitted kitchen with ample space for family dining, three double bedrooms and a good-sized bathroom with shower over bath facility. This property also boasts sought-after features such as gas central heating, double glazing and a front easily maintained garden that can be made into a driveway, lending itself to a wide range of buyers including first time buyers and growing families. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the quiet location, the low maintenance garden grounds and good condition of this elegant family home

Lounge

14'3" x 13'6" (4.35m x 4.14m)

Dining Kitchen

15'8" x 8'10" (4.78m x 2.71m)

Bedroom 1

14'5" x 10'2" (4.40m x 3.10m)

Bedroom 2

10'3" x 12'7" (3.14m x 3.85m)

Bedroom 3

10'7" x 9'2" (3.24m x 2.81m)

Bathroom

5'1" x 7'2" (1.55m x 2.20m)

External

Externally this property benefits from a privately owned front garden that offers great potential for a driveway and a fully enclosed family garden to the rear. The garden grounds to the back are mostly laid to lawn with the addition of a patio perfectly placed to take advantage if the sunshine, as well as a garden shed for external storage where needed.

Location

The small Town of Blairgowrie is host to a variety of amenities such as

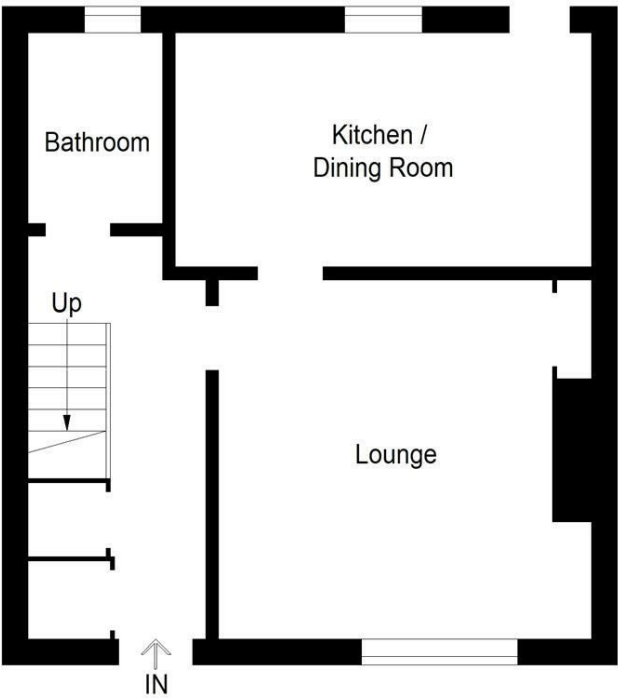
large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without falling off the beaten track. Locally there are two nearby Primary Schools as well as Blairgowrie High School set just minutes away, ideal for growing families and those with small children.



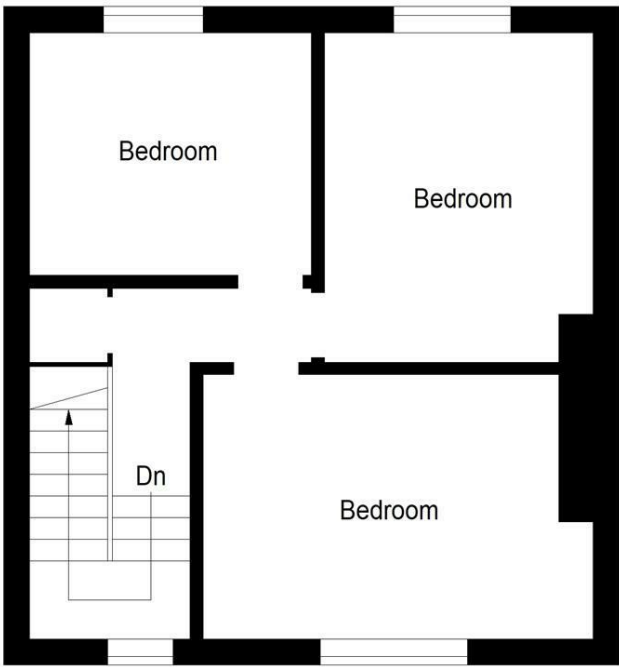


- Well Presented Mid-Terraced House
- Three Double Bedrooms
- Gas Central Heating & Double Glazing
- Enclosed Garden to Rear
- Private Front Garden That Can Be Made Into A Driveway
- Sought-After Location





Ground Floor



First Floor



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