

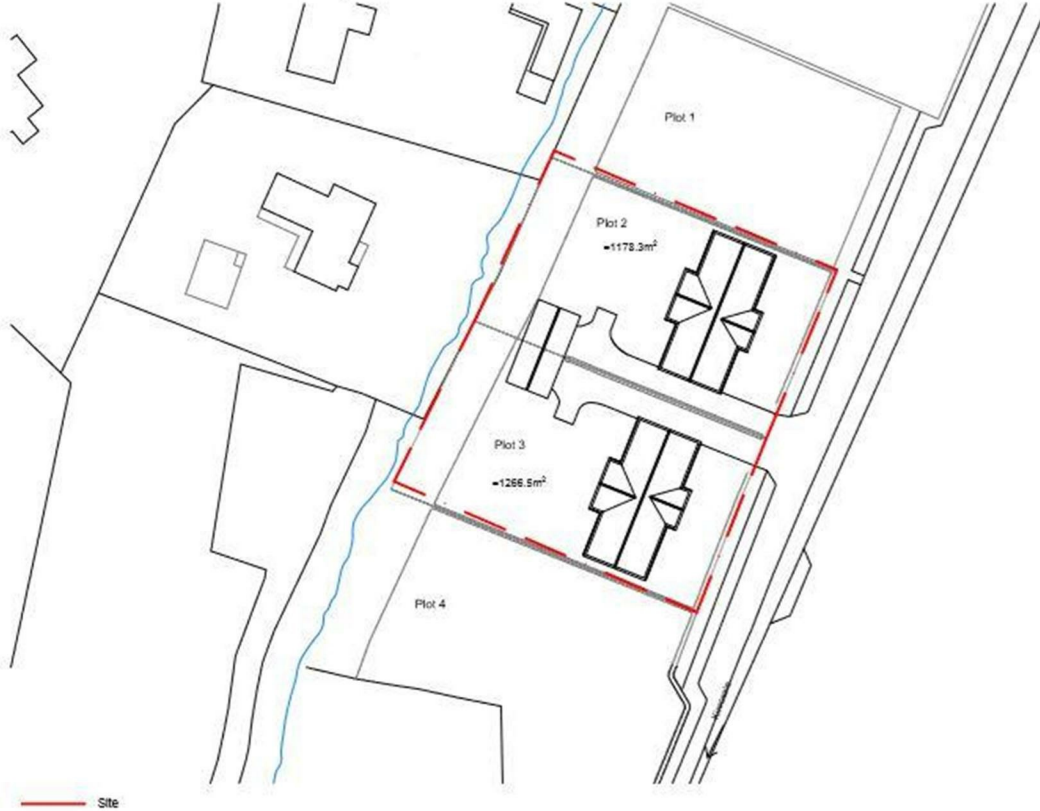
Simple Approach



Estate Agents

4470 Two Houses at Damside, Saucher

D02



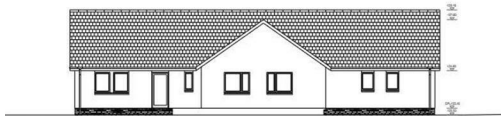
Block Site Plan



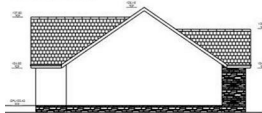
4470 Two Houses at Damside, Saucher



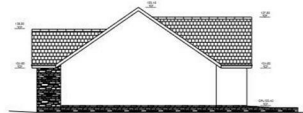
East Elevation



West Elevation



South Elevation



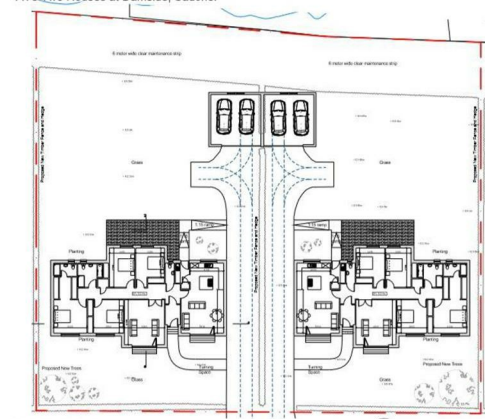
North Elevation



D06

4470 Two Houses at Damside, Saucher

D03



Site Layout Plan



**Plot 1 Damside, Blairgowrie
Perthshire PH13 9PP**

Fixed asking price £380,000

Simple Approach are delighted to welcome to the market these outstanding detached bungalows on Damside near the hamlet of Saucher to the Perthshire market. Construction is about to start on these stunning homes and they are set to be of the highest quality once construction is complete. As these properties has been designed and constructed by an independent builder, potential buyers are offered the opportunity to purchase one of two homes which are to be of very unique design, with the portfolio for this builder showing similar homes of the highest quality and overall grandeur. This particular area has been in high demand in recent years and boasts a mix of impressive family homes of different styles, sizes and construction with excellent kerb appeal from the outset.

This stunning property also offers modern comforts such as LPG central heating, UPVC double glazing throughout and private parking for several cars on the monobloc driveway, leading to the large detached garage now fitted throughout each one. IMJ Builders have taken great care in the construction of this detached property and attention to detail is apparent from start to finish with exquisitely designed accommodation on the inside and attractive stonework externally. We encourage all potential purchasers to research previous properties built by IMJ Builders to appreciate the high standard of home that is due to be on offer.

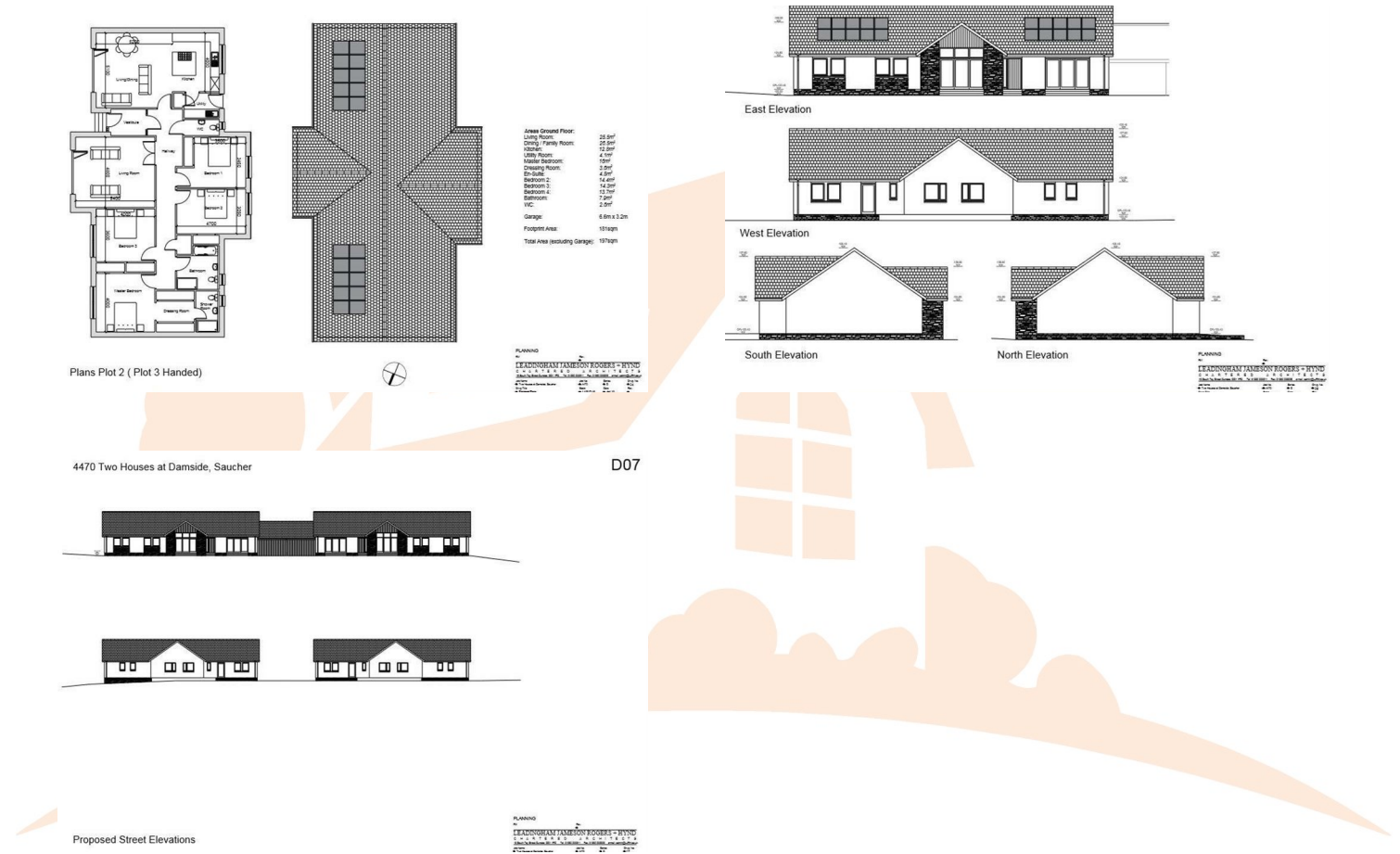
For the commuter, the major Cities of Dundee & Perth are both situated a short distance away, as are the motorway links towards larger Cities for those requiring easy access to Inverness, Aberdeen and Edinburgh.

Builder

This reputable builder has constructed a number of independent, smaller developments throughout Scotland

Viewing Arrangements



As the construction of these properties progresses in the coming weeks, potential purchasers are invited to contact Simple Approach Estate Agents on 01738 827864 to arrange a discussion with the builder at the plots in the initial stages. Once these properties come towards completion where the finished product can be truly appreciated, interested parties are more than welcome to attend the sites accompanied by the builder or Simple Approach Estate Agents upon request.





- Stunning New Build Detached Bungalows
- Designed to The Highest Specification
- Fully Fitted Dining Kitchen
- Extensive Garden Grounds
- Detached Garage & Monobloc Driveway
- Peaceful Village Location
- LPG Gas Central Heating & UPVC Double Glazing
- Reputable Local Builder



| 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  |