

Simple Approach



**16 Morrison Terrace, Blairgowrie
Perthshire PH11 8BY**

Offers over £89,950

Simple Approach are excited to bring to the market this great two bedrooms mid-terrace property in Alyth. This property is the ideal purchase for a family comprising a bright lounge with a large picture window allowing plenty of natural light leading to the utility area providing access the rear garden and onto the modern kitchen all on the lower level and two double bedrooms and a stylish bathroom on the first floor level. Boasting sought after features such as a driveway to the front providing off street parking, gas central heating and double glazing, easily maintained garden grounds to the rear. Set in the ideal location in a quiet cul-de-sac but within walking distance to amenities close by. this one is sure to be popular so call us to book your viewing as soon as possible.

Lounge

14'4" x 12'3" (4.38 x 3.74)

Kitchen

14'4" x 6'8" (4.37 x 2.04)

Bathroom

6'4" x 5'6" (1.95 x 1.68)

Bedroom 1

14'4" x 10'6" (4.37 x 3.22)

Bedroom 2

11'8" x 8'7" (3.57 x 2.63)

External

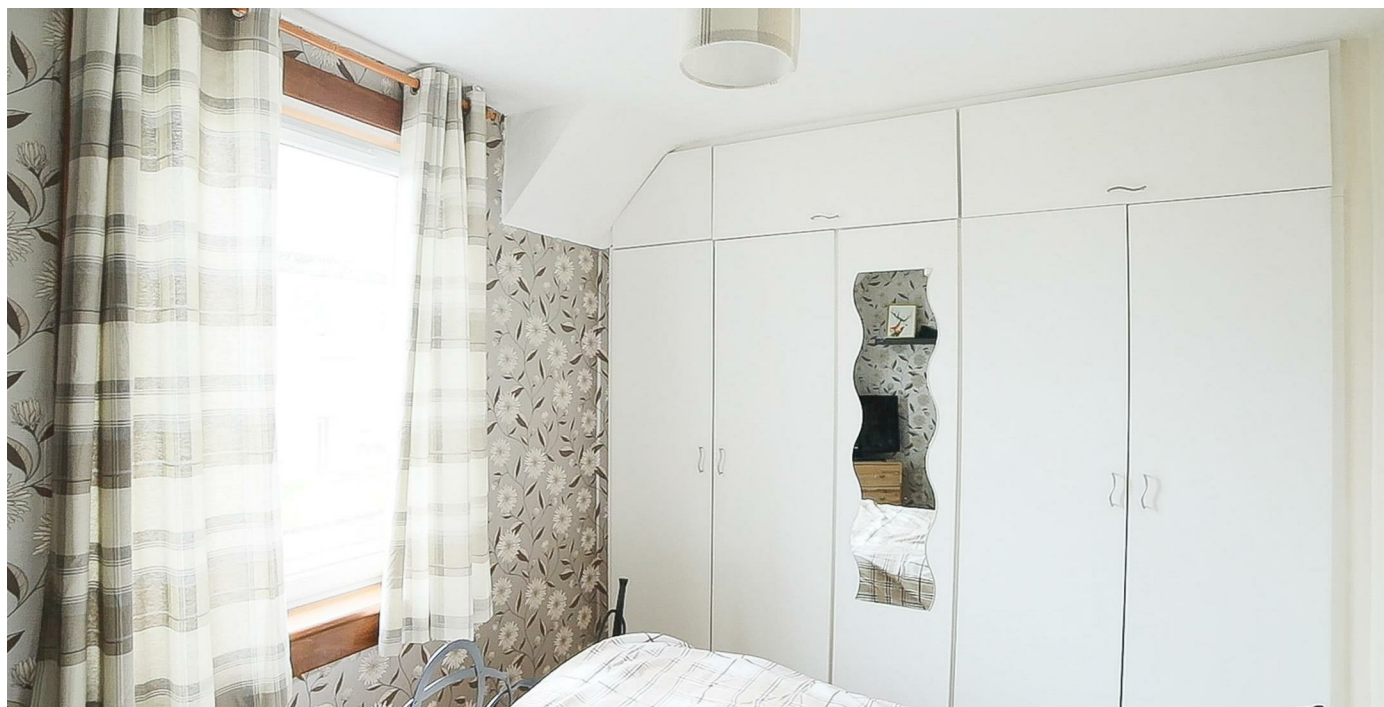
To the front of the property there is a gravel driveway providing off street parking. to the rear the garden is fully enclosed ideal for both children and pets. With a mono-bloc rear garden ideal for

outdoor furniture making this the ideal haven for relaxation and entertaining in the summer months.

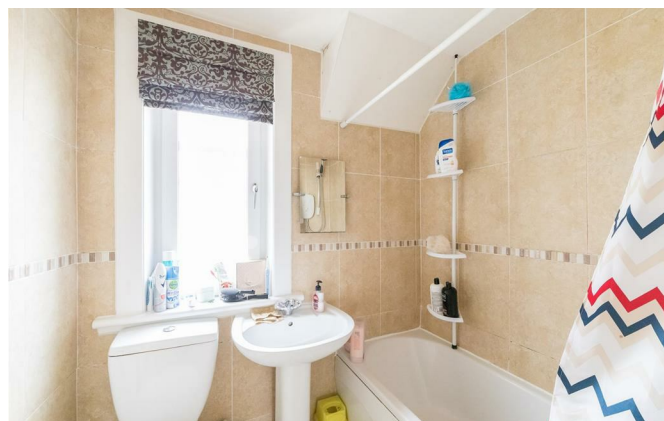
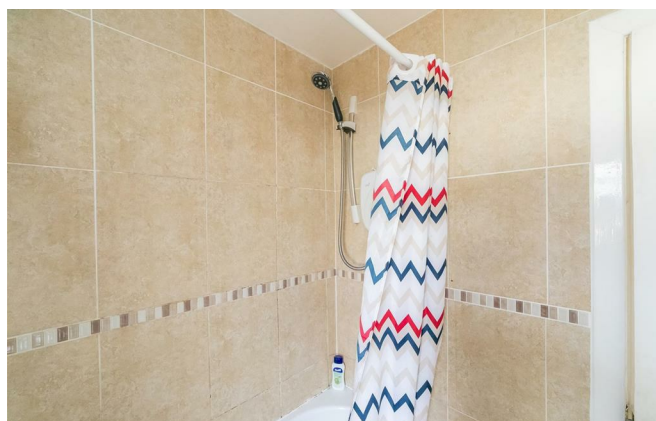
Location

The small Town of Alyth lies approximately 5 miles from Blairgowrie and approximately 20 miles North of Perth and could not be better located for its quick commuting routes towards Highland Perthshire, Dundee and Aberdeen. The village itself offers plenty of local amenities and has nearby shops, a butchers, bakers, a nursery and the new Alyth Primary School all within easy walking distance of this property. This stunning village is well-known for its sense of community and offers various Youth Groups and Community Groups for the locals to attend. It may pleasantly surprise buyers to note that this area of Alyth in particular enjoys Superfast Broadband which the modern working family can certainly benefit from.

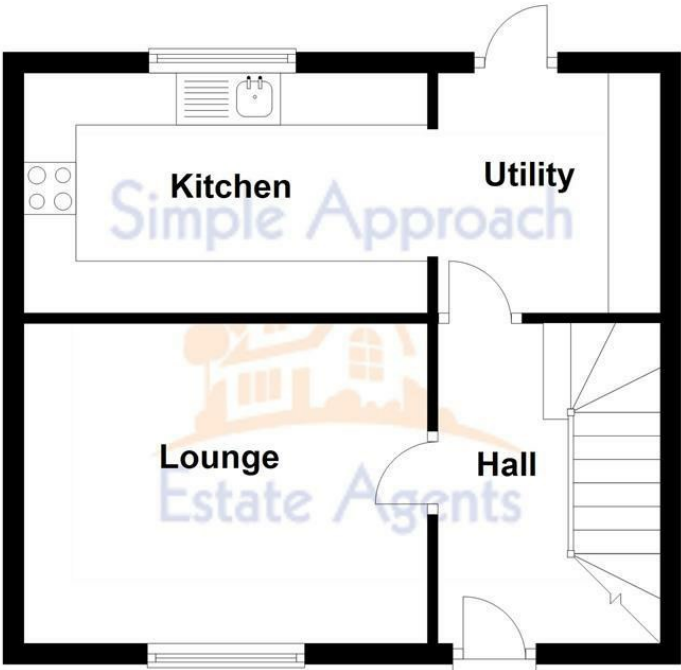




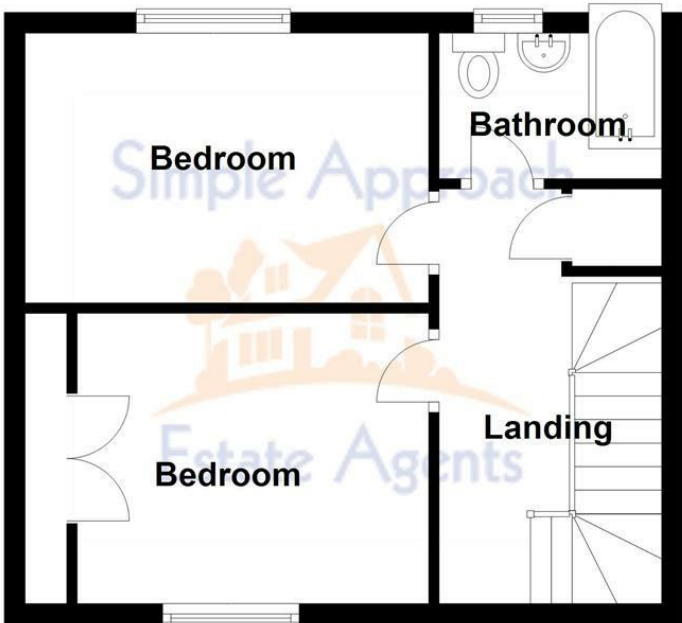
- Great Mid Terrace House
- Two Good Sized Double Bedrooms
- Driveway Providing Off Street Parking
- Easily Maintained Garden Grounds
- Amenities Within Walking Distance
- Charming Village Location



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