

Simple Approach



**Quarry House , Blairgowrie  
Angus PH12 8UW**

**Offers over £244,950**

Simple Approach are excited to bring to market this amazing opportunity to purchase this large detached property set on vast garden grounds (0.77 acres) Although in need of some redecoration, this property is a blank canvas for those who are looking to make a property their own. The spacious accommodation comprises a bright porch, a spacious lounge, a good sized dining room, a kitchen with ample wall and base units for storage, a stylish bathroom, a modern shower room with power shower, and four double bedrooms. Boating sought after features such as oil central heating, double glazing, new solid oak doors throughout, along with solid oak fascias and skirtings in the main hallway and lounge, and spotlight fittings. There is a basement which offers additional storage. Externally there is a large Double Garage which have electric doors to be included in the sale. The Double garage also has a new anti drip roof. Ample off street parking by way of a large driveway which can be gained via two separate entrances and is fully enclosed and secluded. Newtyle is a charming village with local amenities such as a primary school, shops, post office, a church and is ten minutes drive from Coupar Angus and all its local amenities. Viewing is absolutely essential to appreciate the breathtaking amount of grounds and the location of this property.

SIMPLE APPROACH ARE CURRENTLY UNABLE TO OFFER INTERNAL ACCOMPANIED VIEWINGS TO OUR PROPERTIES BUT REMAIN ON HAND TO RECEIVE YOUR CALLS AND EMAILS. GET IN TOUCH TO ADD YOUR NAME TO THE VIEWERS LIST FOR THIS PROPERTY WHEN "LOCKDOWN" RESTRICTIONS ARE LIFTED.

**Dining Room**

15'1" x 10'4" (4.61 x 3.15)

**Bedroom 4**

9'7" x 13'9" (2.93 x 4.21)

**Bathroom**

4'10" x 8'8" (1.48 x 2.65)

**Garage**

18'5" x 19'4" (5.63 x 5.91)

**Bedroom 3**

10'7" x 15'2" (3.23 x 4.64)

**Location**

Newtyle is a village just a short drive away from Coupar Angus and Blairgowrie and it's only 24 minutes from Dundee's City Centre providing all leisure facilities and the vast array of shops. Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping as well as two nearby Primary Schools and Blairgowrie High School.

**Kitchen**

9'9" x 12'11" (2.99 x 3.95)

**Bedroom 2**

9'9" x 10'9" (2.98 x 3.28)

**Porch**

5'2" x 6'8" (1.60 x 2.04)

**Lounge**

14'11" x 13'6" (4.55 x 4.12)

**Shower Room**

4'9" x 10'3" (1.45 x 3.13)

**Bedroom 1**

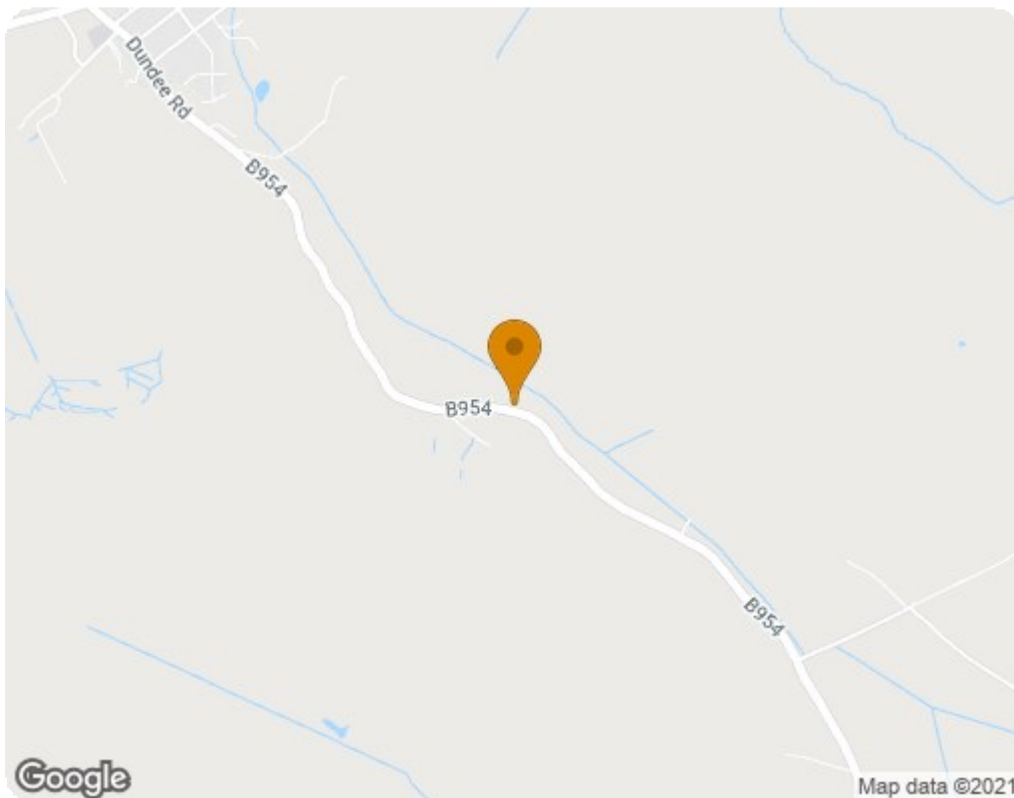
12'0" x 15'2" (3.66 x 4.63)






- A Vast Four Bedroom Bungalow
- Oil Central Heating and Double Glazing
- Very Extensive Garden Grounds
- An Extensive Driveway
- Ideal for Those Looking to put Their Own Stamp on a Property
- Double Garage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 