

Simple Approach



**Bon Accord Main Street, Balbeggie
Perthshire PH2 6EZ**

Offers over £212,000

Simple Approach are delighted to welcome this immaculately presented property on the Main Street of Balbeggie to the residential market. Set in the heart of this stunning Perthshire Village this great family home is ideally placed to take advantage of amenities found in the village itself, without compromising the benefits of a countryside location surrounded by rolling fields and woodland walks. This property comes to the market in excellent condition throughout, including a fitted kitchen, fresh decoration and flooring and a stylish bathroom to name just a few features all on offer with this elegant property. Boasting further sought-after features such as gas central heating, double glazing and a private driveway accommodating several cars comfortably this very sophisticated and ultimately very special home lends itself to a wide range of buyers, and would be the ideal purchase for any growing family looking for all of the internal benefits of a modern build property with the character of a period family home. Viewing is absolutely essential to appreciate the high quality of fixtures and finishings as well as the excellent location and the very generous plot that this property is set on.

Living / Dining Room

24'4" x 15'7" (7.43 x 4.77)

Kitchen

11'11" x 11'10" (3.64 x 3.63)

Bedroom 1

9'4" x 11'7" (2.86 x 3.55)

Bedroom 2 (Master)

10'1" x 15'10" (3.08 x 4.84)

Bedroom 3

11'11" x 8'11" (3.64 x 2.74)

Bathroom

6'5" x 8'6" (1.98 x 2.60)

Location

The village of Balbeggie enjoys a very accessible position

within Perthshire, both for the commuter and for the modern family looking to be within close proximity of local amenities. The village offers a local pub, a convenience store and the reputable Balbeggie Primary School. Further afield there are plenty of shops, restaurants and schools found in the larger village of Scone just a couple of miles away, as well as all High Street shopping found in Perth City Centre just 7 miles South West of Balbeggie.

External

This property comes with a large parking area big enough to fit several cars comfortably. the garden to the rear is sizeable with both lawn and stoned areas.



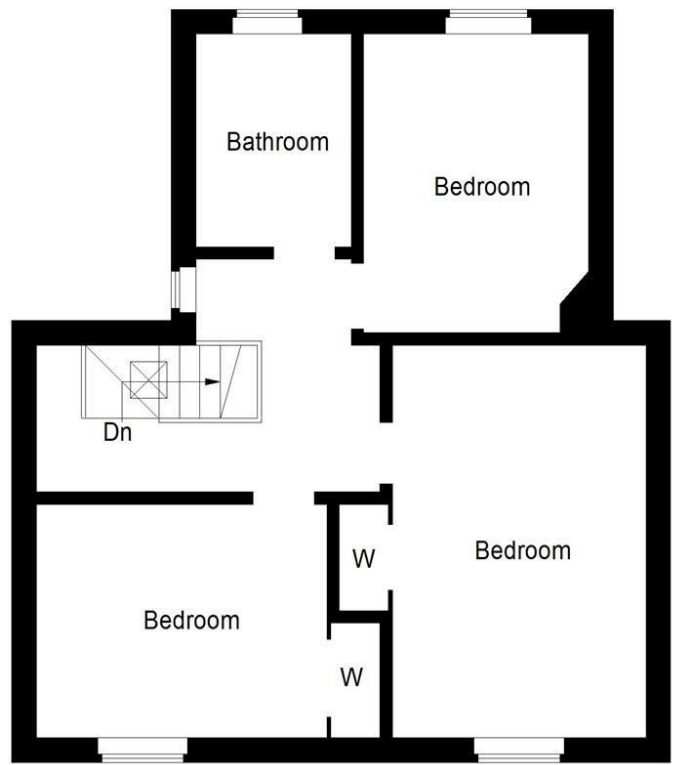


- Beautifully Presented End-terrace Property
- Large Garden
- 3 Double Bedrooms
- Driveway
- Move-in Condition Throughout
- Large Open Fire With A Feature Solid Wood Surround





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC