

Simple Approach



Estate Agents



**Glasclune Golf Course Road, Blairgowrie
Perthshire PH10 6LF**

Offers over £374,950

Simple Approach are delighted to welcome this large well presented 3 Bed Bungalow situated on Golf Course Road to the Perthshire market. Set within easy reach of Blairgowrie Town Centre this property is ideally placed for those seeking the benefits of peaceful living without compromising locality to amenities found just a short distance away. This superb property is a rare addition to the market given the volume of accommodation on offer and the position in which it is set. Comprising of a bright and generously proportioned lounge, dining room, a modern stylish kitchen with ample space for dining, three spacious bedrooms, family bathroom, shower room and WC. Externally the property will proudly accommodate several cars in the large driveway as well as a substantial mature garden which is mainly laid to lawn. This property provides a unique opportunity for a family to purchase a well located substantial Family home.

KITCHEN

16'7" x 17'3" (5.08 x 5.26m)

DININGROOM

20'8" x 11'9" (6.32 x 3.60m)

HALLWAY

42'11" x 4'9" (13.10 x 1.47m)

BATHROOM 1

5'7" x 9'7" (1.72 x 2.94m)

BEDROOM 1

11'5" x 11'5" (3.49 x 3.48m)

BEDROOM 2

12'6" x 10'2" (3.83 x 3.11m)

BATHROOM 2

13'3" x 11'1" (4.06 x 3.38m)

BEDROOM 3

18'4" x 12'1" (5.59 x 3.69m)

SUNROOM

14'4" x 10'2" (4.38 x 3.1m)

LIVINGROOM

16'3" x 23'2" (4.97 x 7.08m)

EXTERNAL

Externally the property benefits from a Driveway which can comfortably accommodate several cars. Substantial well maintained garden grounds are also available where the property owner may look forward to enjoying many Perthshire summers.

LOCATION

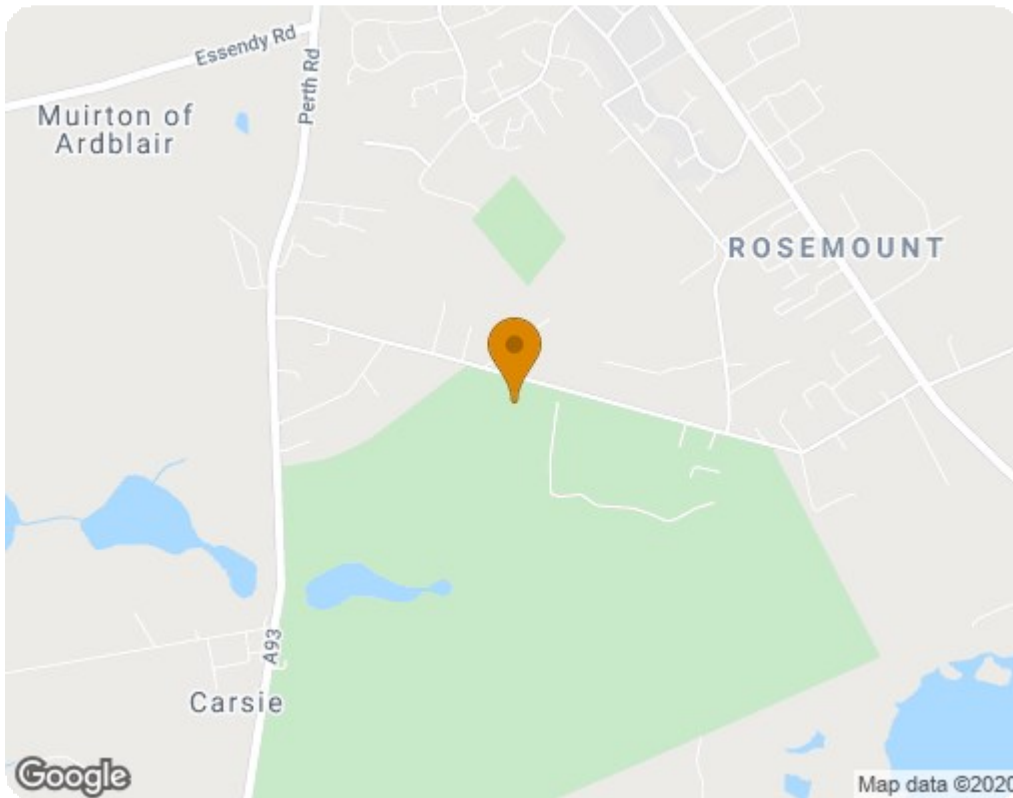
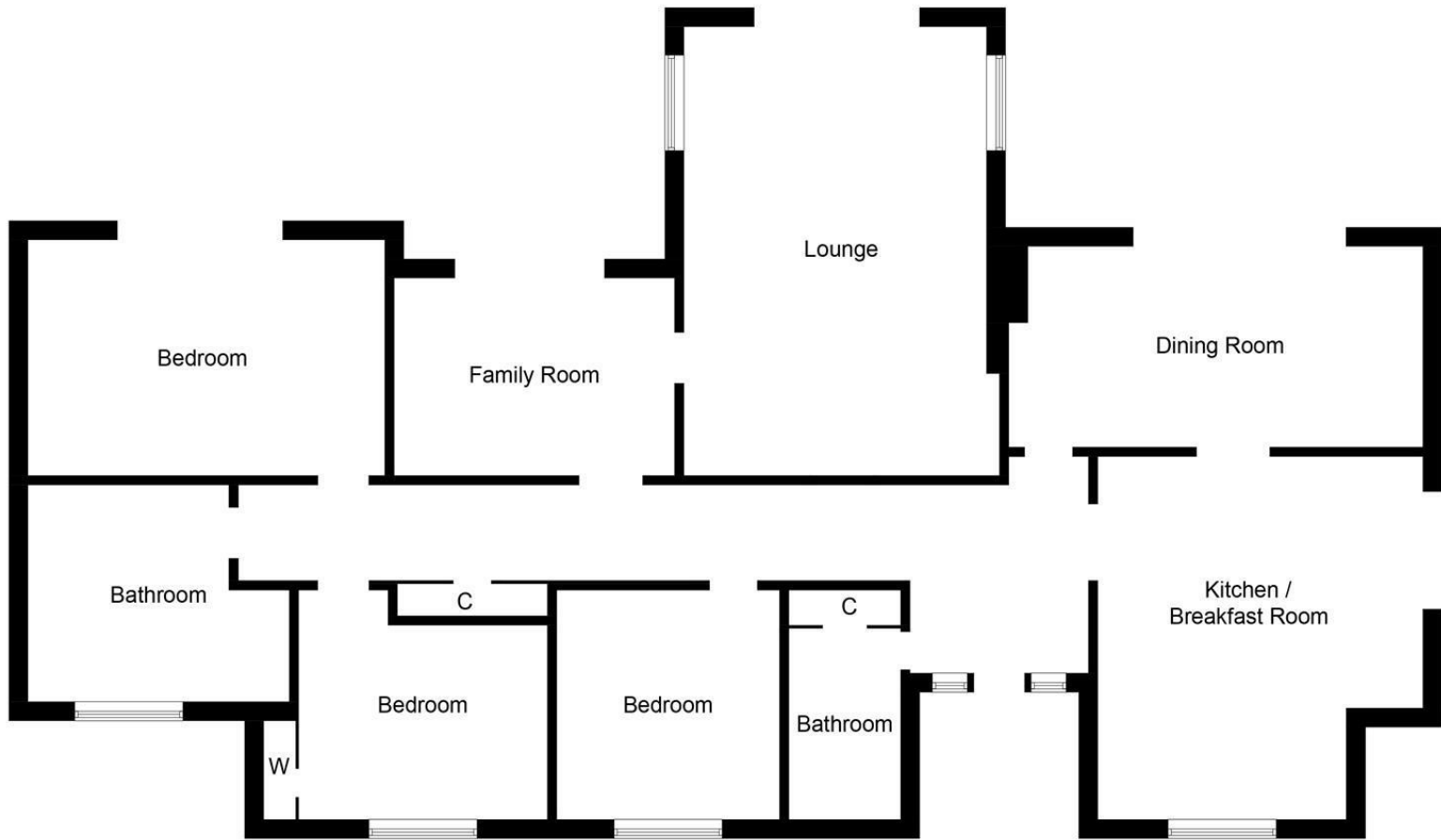
Golf Course Road is situated between both main thoroughfares into Blairgowrie and as such is easily accessible from Perth and Dundee. Golf Course Road is also a prime residential area and benefits from being situated beside the well renowned Rosemount Golf Club where excellent club dining and bar facilities are available to members. Membership to use the facilities is available upon application for a small fee of approximately £40 per household. In addition the town of Blairgowrie benefits from supermarkets, Public Houses and many very good local eating establishments. Schooling is also available at Newhill Primary and Blairgowrie High.





- Great Family Home
- Beautiful Front and Rear Garden
- Highly Sought-After Location
- Close To All Amenities
- Three Double Bedrooms
- Private Driveway





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(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		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC