

Simple Approach



**Glasglune Rosebank Road, Blairgowrie
Perthshire PH10 7EB**

Offers over £229,950

Simple Approach are excited to welcome this bright, spacious and beautifully presented three bedroom detached house to the residential market. Set in the heart of the small Perthshire Town of Rattray, Blairgowrie this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling and all further shopping found in the Towns centre just minutes away, offering all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach. This superb property comes to the market in show room condition, comprising; lounge with large picture window, through to a modern fitted kitchen with ample space for family dining, large master bedroom with en-suit walk in shower, two further double bedrooms and a good-sized bathroom with bath facility. This property also boasts sought-after features such as gas central heating, double glazing and a matured garden, lending itself to a wide range of buyers including first time buyers and growing families. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the quiet location, private garden grounds with large area for off street parking this elegant family home boasts modern living.

Utility Room

7'1" x 4'7" (2.18 x 1.42)

Livingroom

18'6" x 12'8" (5.64 x 3.88)

Bedroom

7'6" x 10'6" (2.29 x 3.21)

Bedroom

9'1" x 10'5" (2.77 x 3.18)

Bedroom

13'10" x 11'4" (4.22 x 3.47)

En Suite

10'4" x 5'1" (3.15 x 1.56)

Bathroom

6'3" x 10'5" (1.92 x 3.2)

Overall

This property benefits from having a privately owned driveway accommodating a few cars where needed. Surrounded by a well maintained garden which is the ideal spot for entertaining in the sunshine as you walk directly from the dining room through double patio door on to large decking, ideal for families with children to enjoy the fully enclosed private grounds.

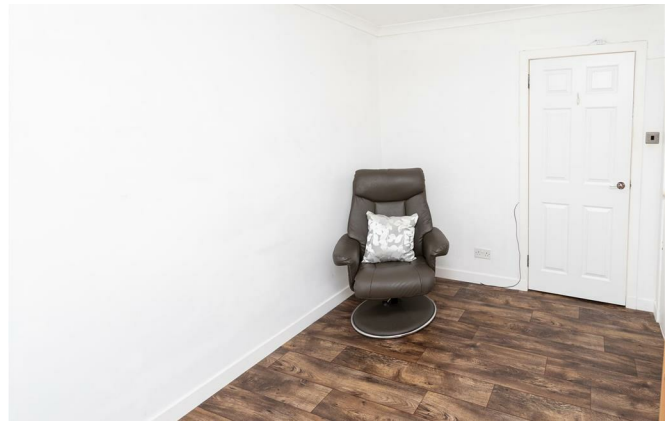
Location

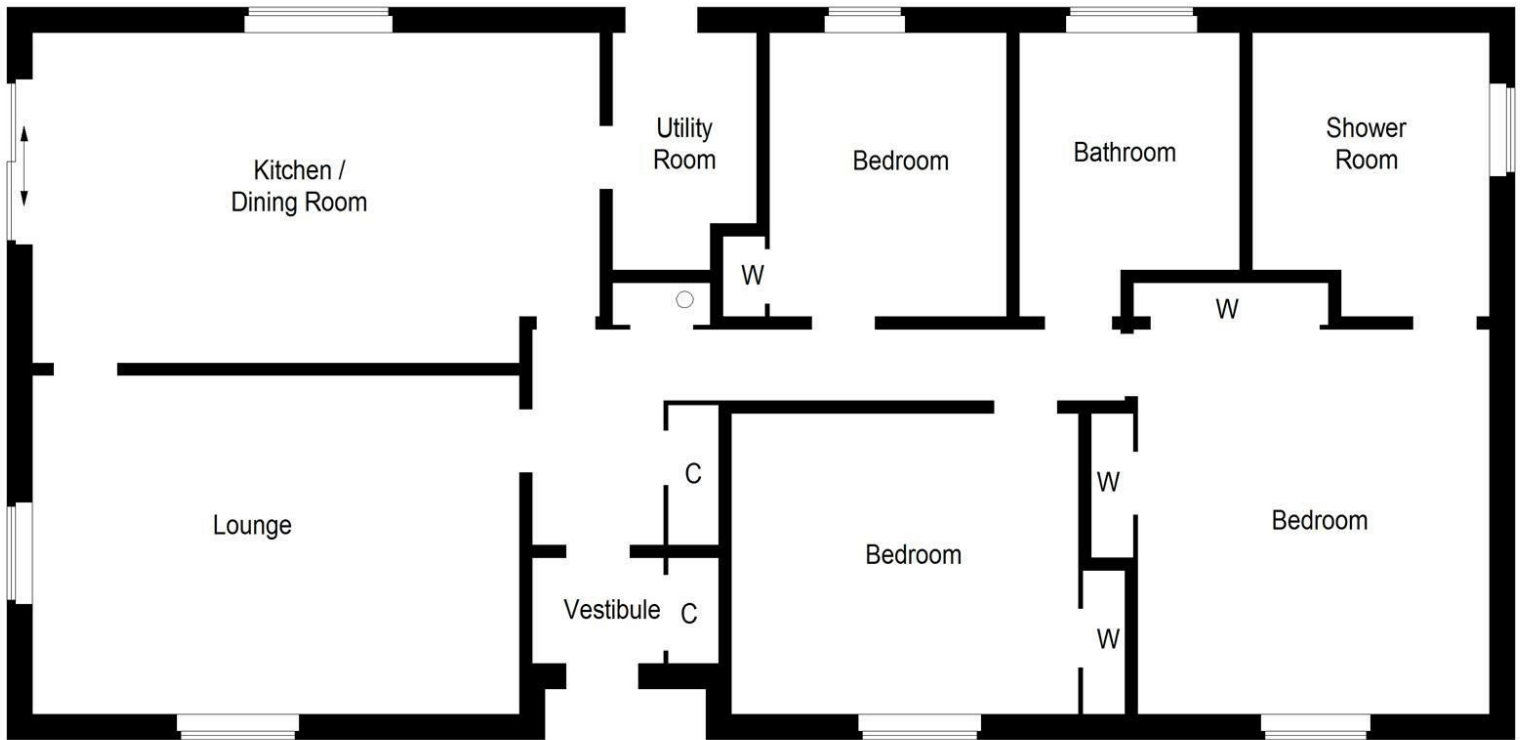
The small Town of Rattray, Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without falling off the beaten track. Locally there are two nearby Primary Schools as well as Blairgowrie High School set just minutes away, ideal for growing families and those with small children.





- Stunning Modern Family Home
- 3 Double Bedrooms
- Bright and Spacious Show Room Condition
- High Quality Fixtures & Finishing's Throughout
- Large Drive/Private Parking
- Matured Family Garden
- Master Bedroom With En-suit
- Gas Central Heating & Double Glazing





| 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 |