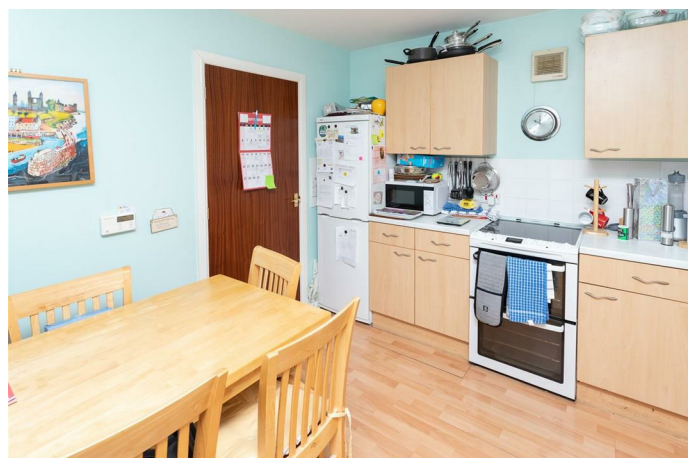


Simple Approach



**19 Forest Way, Blairgowrie
Perthshire PH10 6SS**

Offers over £48,000

Simple Approach are pleased to bring to the market a 1/4 share of this bright and spacious two-bedroom, semi-detached corner plot villa in Forest Way, Blairgowrie. The property comprises: a warm, welcoming Entrance Hall, a bright Lounge, a modern Dining Kitchen, a large WC and a useful Utility space with access to the rear garden. Upstairs, there are two good-sized double bedrooms (each with built-in wardrobes) and a family bathroom. The property benefits from gas central heating and double glazing throughout. This excellent property lends itself to a wide range of purchasers and would be an ideal home for any first-time buyer or growing family looking for a well-located property in move-in condition. Rent for this property is paid direct to Caledonia housing at a rental cost of £235.14. The property is ideally located to take advantage of all local amenities and facilities including schools, leisure centre, nearby shops and transport links. Viewing is essential to appreciate the space and location of this property.

External

Externally this property benefits from providing parking for up to 2 cars across the dedicated Driveway arrangement. In addition to the rear of the property is a good size secure garden space which has been tastefully laid to patio and lawn. A large Tool Shed is also present allowing for the safe storage of tools.

Location

The town of Blairgowrie is host to a variety of amenities and facilities such as supermarkets, restaurants, community cinema and a wide range of High Street shopping. Blairgowrie is perfectly situated for those looking to be within close commuting distance to both Perth and Dundee whilst allowing the purchaser of this fabulous home the opportunity to enjoy all the benefits of a countryside location.

Livingroom

12'7" x 13'10" (3.85 x 4.24)

Kitchen

10'5" x 10'4" (3.19 x 3.17)

Utility

4'10" x 5'6" (1.49 x 1.68)

Downstairs W/C

4'8" x 4'2" (1.44 x 1.29)

Bathroom

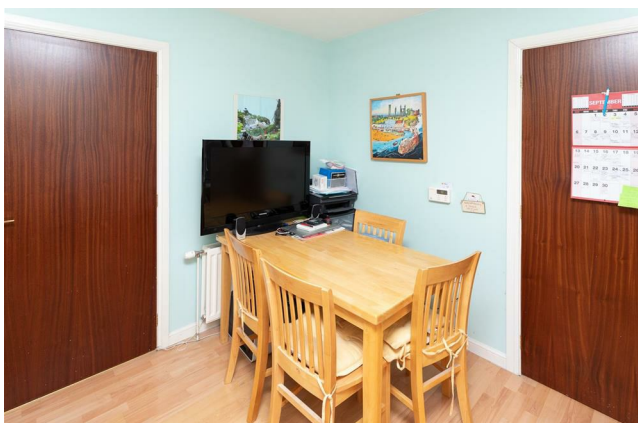
6'6" x 6'9" (1.99 x 2.06)

Bedroom

12'5" x 8'8" (3.80 x 2.66)

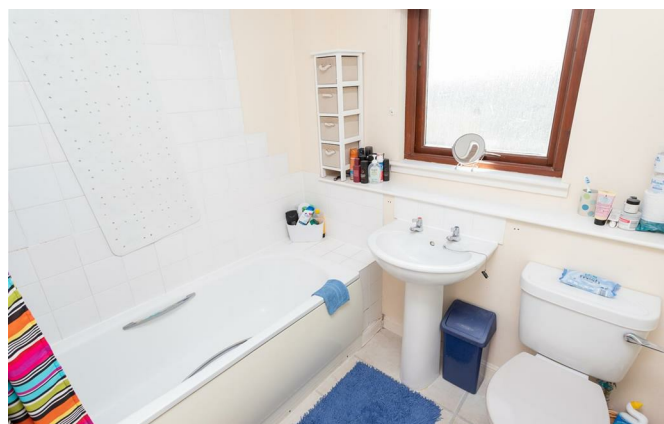
Bedroom

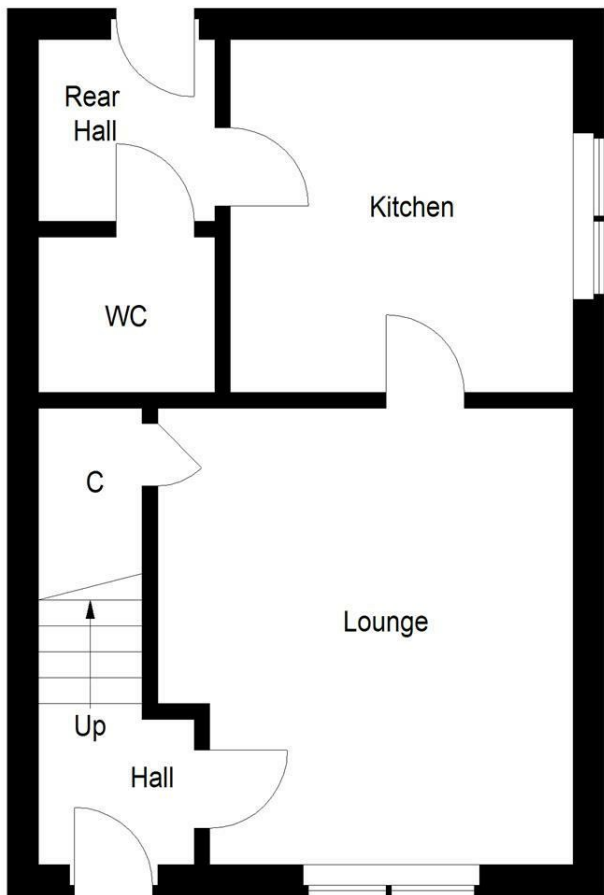
9'4" x 13'7" (2.86 x 4.15)



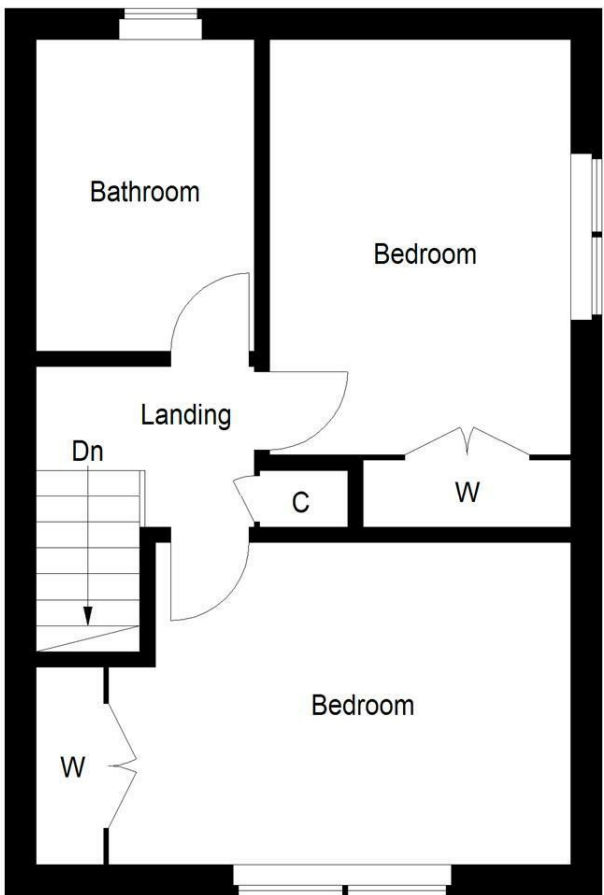


- Modern Style 2 Bed Semi-Detached
- Double Glazing
- Affordable Family Home
- 1/4 Share
- Private Driveway
- Gas Central Heating
- Secure Rear Garden





Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | 76 | |
| (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 | | 88 |
| (81-91) B | 76 | |
| (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 | | |