

Simple Approach



Fernlea Croft Lane, Blairgowrie

Perthshire PH10 6AN

Offers over £63,000

Simple Approach are pleased to bring to the market this bright and spacious one-bedroom flat in Blairgowrie to the market. The property comprises: a warm welcoming lounge, a bright kitchen, a shower room and a large double bedroom. The property benefits from gas central heating and has been 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 but to let investor looking for a well-located property in move-in condition. 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.

Kitchen

6'9" x 5'4" (2.07 x 1.63)

Entrance Hallway

12'4" x 2'2" (3.76 x 0.67)

Livingroom

12'11" x 12'3" (3.95 x 3.75)

Bathroom

5'1" x 5'1" (1.56 x 1.57)

Bedroom

12'4" x 15'7" (3.77 x 4.77)

External

Externally this property benefits from an enclosed rear shared garden and ample on street parking.

Location

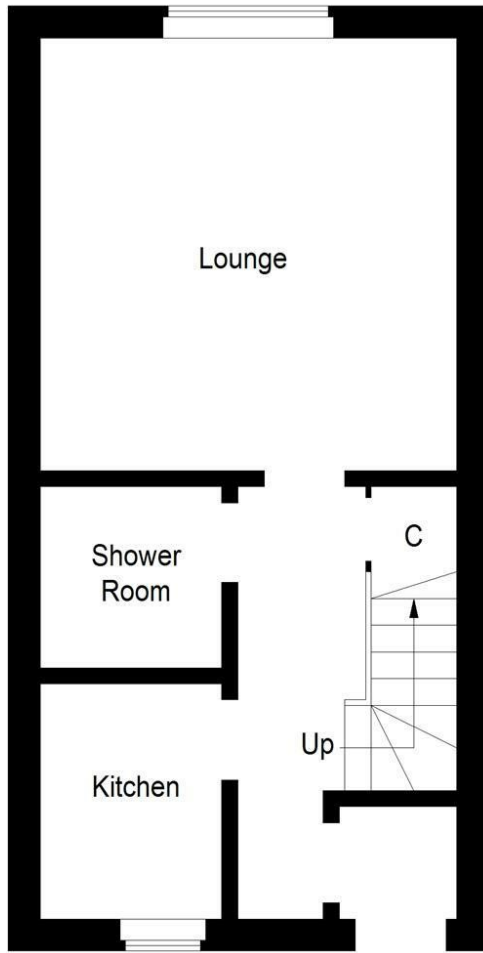
The town of Blairgowrie is host to a variety of amenities and facilities such as supermarkets, restaurants, community cinema and a wide range of High Street shopping. Blairgowrie is perfectly situated for those looking to be within close commuting distance to both Perth and Dundee whilst allowing the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



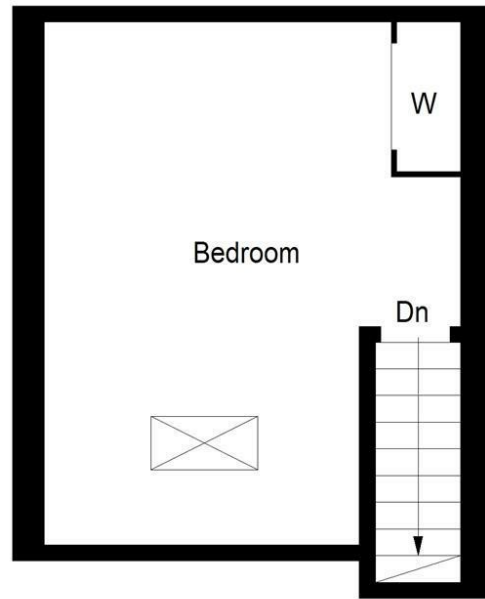


- One Double Bedroom
- Gas Central Heating
- Double Glazing
- Shower Room
- Enclosed Communal Garden To The Rear
- Town Centre Location





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	77
(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			
(81-91) B			
(69-80) C		63	79
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