

Simple Approach



Estate Agents



**40B William Street, Blairgowrie**

**Perthshire PH10 6BH**

**Offers over £148,999**

Simple Approach are pleased to bring to the market this immaculate bright and spacious three bedroom villa in William Street, Blairgowrie. The property comprises: a warm, welcoming Entrance Hall, a bright Lounge leading to a modern Kitchen, another lounge area/bedroom that follows on to a private conservatory area with access to the rear garden and a large family bathroom. Upstairs, there are two good-sized double bedrooms. 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 immaculate 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.

**Lounge**

14'4" x 8'1" (4.38 x 2.48)

**Kitchen**

13'0" x 5'6" (3.98 x 1.70)

**Master Bedroom**

12'11" x 8'5" (3.95 x 2.58)

**Bedroom Two**

12'11" x 7'4" (3.94 x 2.24)

**Entrance Hallway**

6'9" x 9'1" (2.07 x 2.77)

**Second Lounge**

7'3" x 14'4" (2.23 x 4.38)

**Bathroom**

5'0" x 7'1" (1.54 x 2.18)

**Conservatory**

9'4" x 5'8" (2.87 x 1.75)

**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.





- Move In Immaculate Two Bedroom House
- Idea First Time Purchase
- Recently Modernised Throughout
- Second Lounge Area Leading To The Conservatory
- Private Back Garden
- MUST VIEW
- Close To All Local Amenities
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC