

Simple Approach



3 Dunarn Terrace, Blairgowrie

Angus PH12 8UL

Offers over £113,000

Simple Approach are pleased to bring to the market this immaculate bright and spacious two bedroom villa in Newtyle. The property comprises: a warm, welcoming Entrance Hall, a bright Lounge with an open fire leading to a modern large Dining/Kitchen with access to the rear garden. Upstairs, there are two good-sized modern double bedrooms both with built in storage. 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, nearby shops and transport links. Viewing is essential to appreciate the space and location of this property.

Lounge

13'6" x 12'6" (4.14 x 3.83)

Kitchen

17'1" x 7'8" (5.23 x 2.36)

Bedroom

10'2" x 9'6" (3.11 x 2.91)

Bedroom

11'1" x 9'11" (3.39 x 3.03)

Bathroom

7'6" x 4'7" (2.29 x 1.40)

Location

Newtyle is a village just a short drive away from Coupar Angus and Blairgowrie and it's only 24 minutes from Dundee's City Centre providing all leisure facilities and the vast array of shops. Blairgowrie is host to a variety of

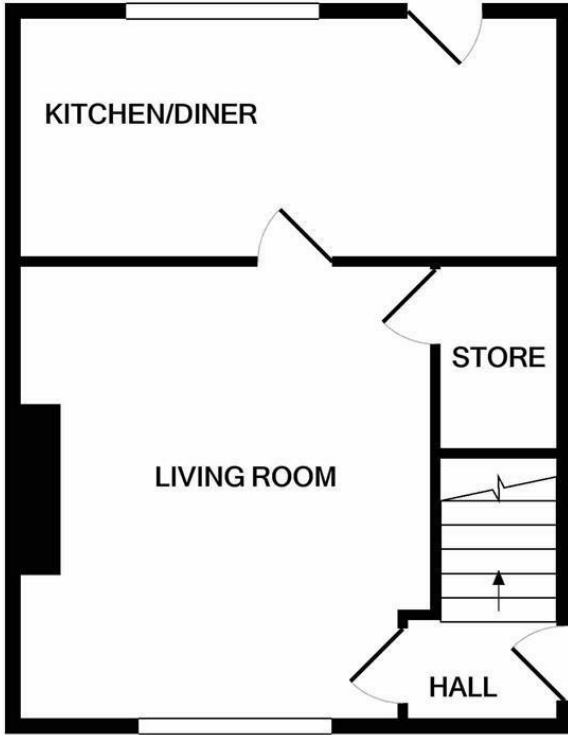
amenities such as large supermarkets, restaurants and a wide range of High Street shopping as well as two nearby Primary Schools and Blairgowrie High School.



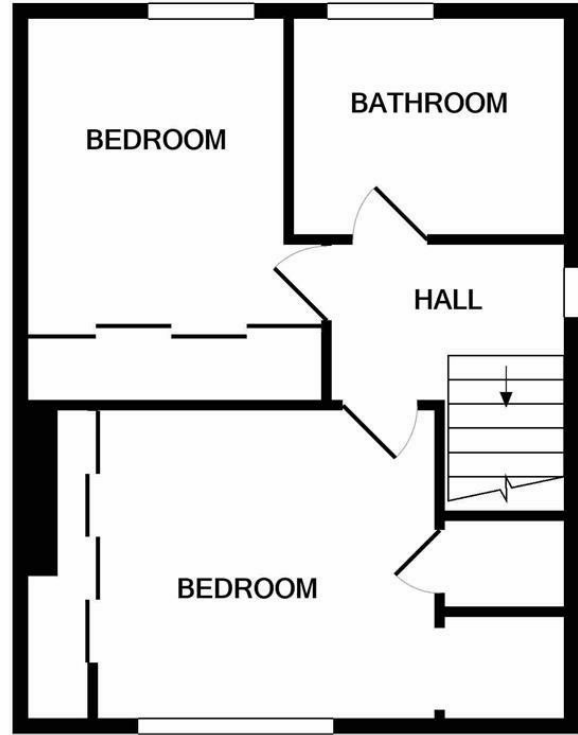


- Open Fire To Enjoy Those Lazy Winter Evenings
- Sought After Location
- Spacious Accommodation Throughout
- Large Double Bedrooms
- Great Outdoor Space
- Corner Plot Which Is Great For Privacy





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		