

Simple Approach



**28 Honeyberry Drive, Blairgowrie
Perthshire PH10 7RB**

Offers over £176,000

Simple Approach are pleased to bring to the market this immaculate bright and spacious two bedroom Bungalow in Rattray. This property comprises: a bright Lounge with a large picture window that lets light fill this room, a modern large Dining/Kitchen with access to a generous welcoming conservatory. This property enjoys two good-sized modern double bedrooms both with built in storage and benefits from gas central heating and double glazing throughout. This excellent bungalow lends itself to a wide range of buyer and would be an ideal home for many purchasers looking for a property all on one level. It's well-located in immaculate move-in condition and is ideally placed 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

16'4" x 11'8" (4.98 x 3.57)

Dining/Kitchen

8'6" x 11'5" (2.60 x 3.50)

Bedroom

9'6" x 11'2" (2.91 x 3.42)

Bedroom

12'5" x 9'8" (3.80 x 2.96)

Bathroom

5'6" x 6'5" (1.69 x 1.97)

En Suite

4'6" x 5'1" (1.38 x 1.55)

Conservatory

13'2" x 12'4" (4.03 x 3.78)

Location

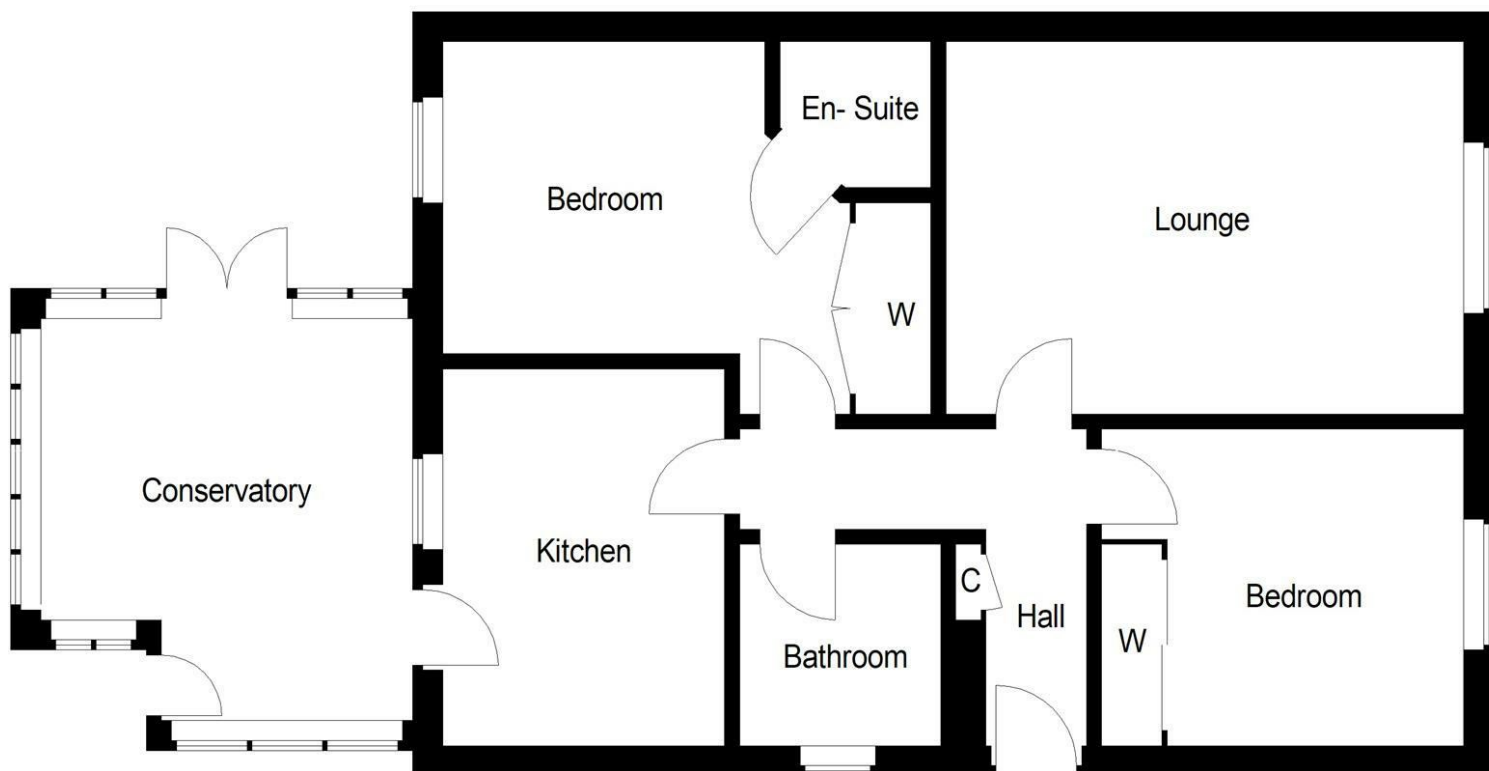
The town of Blairgowrie is host to a variety of amenities and facilities such as supermarkets, restaurants, community cinema and a wide range of High Street shopping. Blairgowrie is perfectly situated for those looking to be within close commuting distance to both Perth and Dundee whilst allowing the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





- Large Two Bedroom Bungalow With A Modern Conservatory
- Driveway For Multiple Cars & Single Detached Garage
- Separate Utility Room Section In The Garage
- Great Views
- Sought After Residential Location
- Master Bedroom With En-Suite
- Move In Immaculate Condition
- Built In Storage Throughout





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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		
(69-80) C	75	
(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