

Simple Approach



Estate Agents



**25 Marlee Loch Marlee Gardens, Blairgowrie  
Perthshire PH10 6SD**

**Offers over £124,950**



Simple Approach are delighted to welcome this beautiful Leasehold park home to the Perthshire residential market. This stunning home comes to the market in pristine move in condition throughout. Comprising of a large open plan kitchen, diner and lounge this is the ideal space to entertain guests. This property has two large double bedrooms with a master en-suite shower room and modern main bathroom. This property also benefits from its own private garden space which will include some potted plants being left and parking to the front for two cars. Marlee Residential Park Homes are designed to cater for the over 50s on a private residential secure development. The park owners pride themselves in having the best-designed homes in todays market, these homes offer luxury living in a popular Perth-shire location. You do not want to miss out on this opportunity of peaceful living without compromising on being close to all local amenities nearby. Included in the sale is all white good, settees and beds.

**Lounge/Kitchen/Dining Room**

19'5" x 24'0" (5.92 x 7.32)

**Master Bedroom**

9'6" x 15'6" (2.92 x 4.74)

**Bedroom 2**

8'9" x 9'7" (2.68 x 2.93)

**En Suite**

5'6" x 4'9" (1.70 x 1.47)

**Bathroom**

6'9" x 5'6" (2.07 x 1.70)






- Private Luxury Residential Park Homes
- Open Plan Lounge/Kitchen/Diner
- Views of Loch Drumellie (Fishing and Rowing Boats Allowed)
- Over 50's
- Close To All Local Amenities
- Pets Allowed
- Pristine Move-in Condition
- Sale Includes All White Goods, Settees, Bed, Outdoor Plastic Hut and Some Potted Plants





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