

Simple Approach



Estate Agents



**1 Wellbank Place High Street, Blairgowrie  
Perthshire PH10 7DE**

**Offers over £146,000**



Simple Approach are delighted to welcome this Three Bedroom Semi-Detached House to the Perthshire Market. This Property is in a well looked after condition throughout, set in the heart of the peaceful area of Rattray near Blairgowrie. This good-sized property comprises; a bright and spacious lounge with added dining space, a modern fitted kitchen, 3 good sized bedrooms with ample fitted storage throughout, a stylish bathroom with shower facility over the bath. Boasting sought-after features such as gas central heating and double glazing, this property lends itself to a wide range of buyers due to its immaculate condition and would be the ideal purchase for any first time buyer or investor. This property has a driveway to the front and enjoys a very private back garden, it is also close to all local amenities found in the nearby Town of Blairgowrie & Rattray, which boasts a host of shops, restaurants and cafes all very close to hand. Viewing is essential to appreciate the quality of home on offer, as well as the superb **location**.

18'11" x 10'5" (5.78 x 3.18)

**Kitchen/ Dining Room**

20'2" x 7'9" (6.17 x 2.38)

**Bedroom (Master)**

15'4" x 10'5" (4.68 x 3.18)

**En-Suite**

3'10" x 7'7" (1.17 x 2.32)

**Entrance Hallway**

9'10" x 10'7" (3.00 x 3.24)

**Bedroom**

10'9" x 9'2" (3.29 x 2.81)

**Bedroom**

**Bedroom**

15'0" x 9'4" (4.58 x 2.85)

**Bathroom**

8'3" x 6'7" (2.52 x 2.02)

**Location**

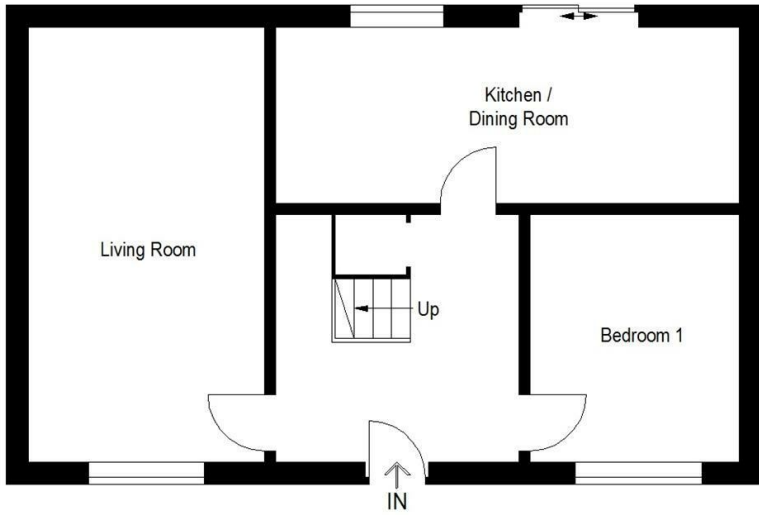
The small Town of Rattray, Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without falling off the beaten track.



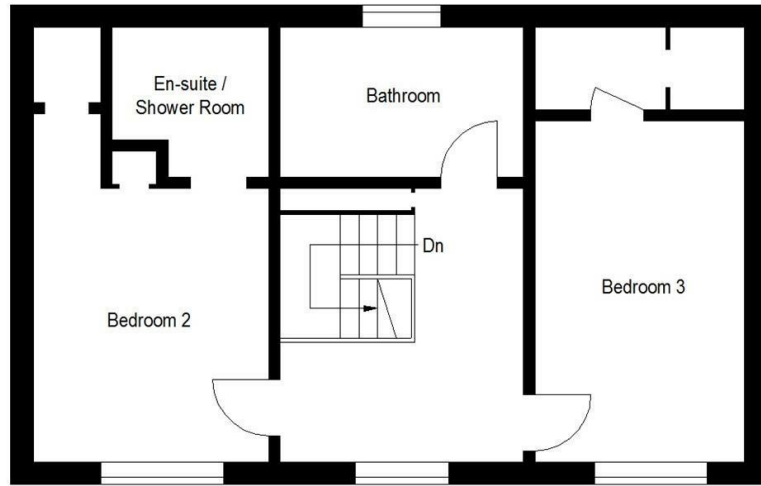


- Immaculate Move In Condition
- Great Sought After Location
- Driveway For Two/Three Cars
- Ideal Family Home Close To All Amenities
- Spacious Accommodation Throughout
- Front Garden To The Front Of The Property





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale



| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| <i>Very energy efficient - lower running costs</i>                    |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</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>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</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 |