

Simple Approach



Estate Agents



**6 Hill Garden, Blairgowrie
Perthshire PH13 9AX**

Offers over £118,000

Simple Approach are pleased to bring this 3 bedroom mid-terrace property set on Hill Garden to the Perthshire market. This property comprises of three sizeable bedrooms, bright and spacious lounge, kitchen/diner, and bathroom with shower over bath facility. 6 Hill Garden boasts sought-after features such as gas central heating, private gardens to the front and double glazed windows. This property is the perfect purchase for any buyer looking for a great home in a peaceful location without compromising locality to all nearby amenities. Set in the heart of Coupar Angus this property is within walking distance to the town centre and the local Primary School, as well as being well located for commuting to Perth and Dundee. Viewing is essential to appreciate the space on offer as well as other fantastic features not commonly found with flats.

Entrance Hallway

15'5" x 7'0" (4.71 x 2.14)

Livingroom

15'5" x 11'7" (4.70 x 3.54)

Kitchen

12'1" x 8'4" (3.70 x 2.56)

Bathroom

6'0" x 8'4" (1.83 x 2.55)

Bedroom 1

9'10" x 16'1" (3.02 x 4.92)

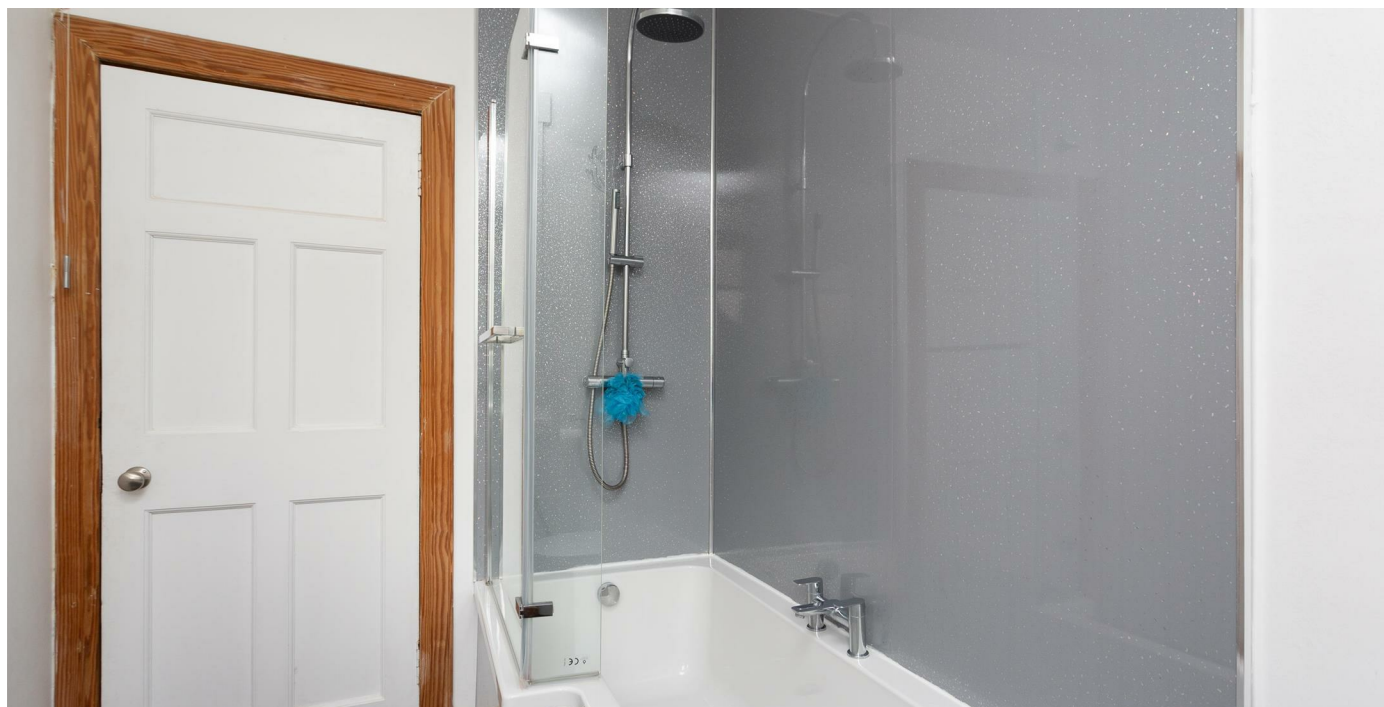
Bedroom 2

14'0" x 8'11" (4.27 x 2.72)

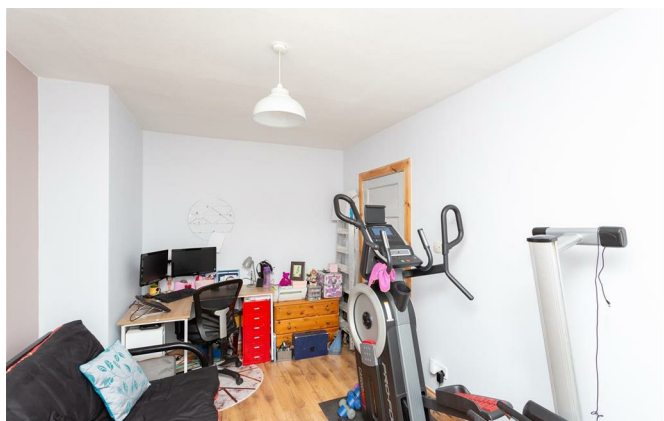
Bedroom 3

10'9" x 8'6" (3.28 x 2.60)

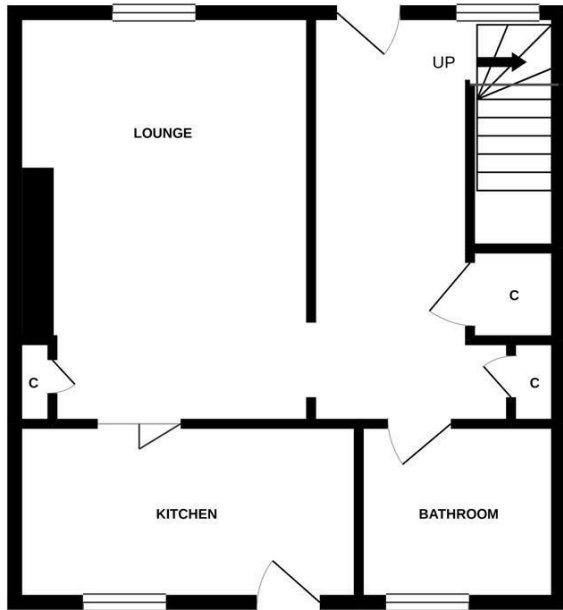




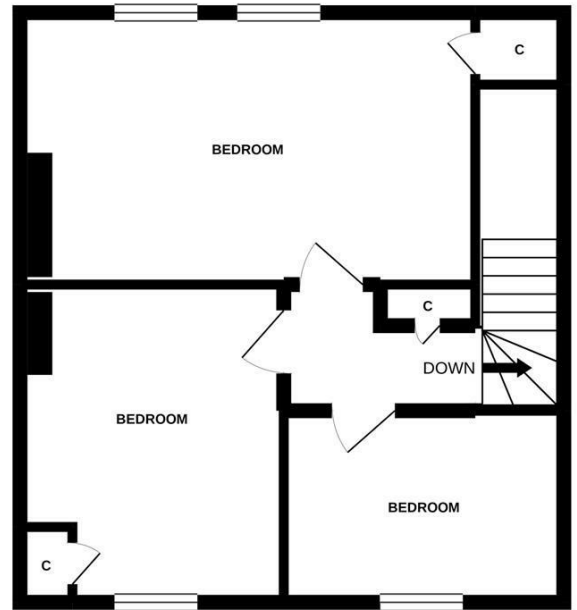
- 3 Bed Mid Terrace House
- Private Driveway
- Bright And Spacious Accommodation Throughout
- Close To All Local Amenities
- Fully Enclosed Rear Garden



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC