

Simple Approach



Estate Agents



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

**Offers over £81,950**

Simple Approach are pleased to welcome this bright, spacious and very well presented ground floor apartment on Wellbank Place to the residential market. Set in the heart of the ever desirable area of Rattray near Blairgowrie this property could not be better placed to take advantage of nearby local amenities, without compromising the benefits of a peaceful living. This lovely property comes to the market in great condition throughout, comprising a bright and spacious lounge, a sizable kitchen, Gas Central Heating & Double Glazing, stylish shower room with beautiful walk in shower and a bright bedroom with fitted storage and large windows allowing natural light to flood the room. This property lends itself to a wide range of buyers and is the ideal purchase for any first time buyer or buy to let investor looking for a well-located property in great condition throughout, which only viewing with confirm.

**Lounge**

19'3" x 10'4" (5.88 x 3.15)

**Kitchen**

9'8" x 9'3" (2.97 x 2.83)

**Bathroom**

8'5" x 5'9" (2.57 x 1.77)

**Bedroom**

14'8" x 8'7" (4.49 x 2.63)

**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.

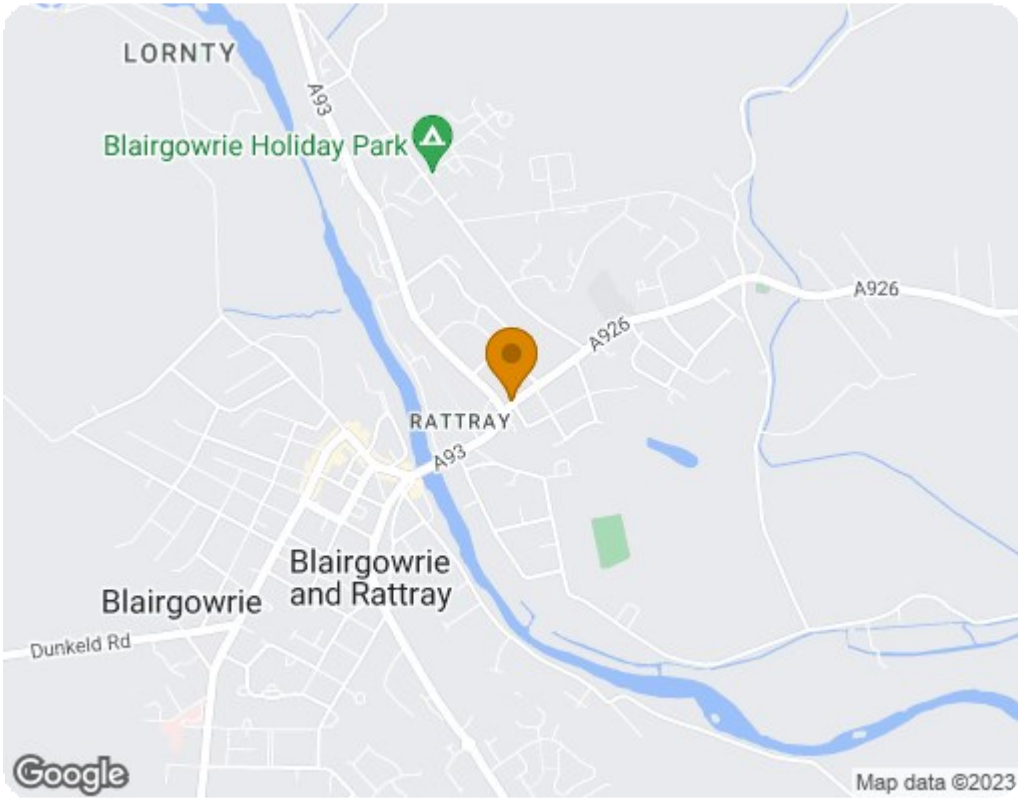






- Well Presented One Bedroom Flat
- Sizable Kitchen
- Double Glazing Throughout
- Fantastic Location
- Stylish Shower Room With Walk In Shower
- Gas Central Heating
- Bright Spacious Lounge
- Private Residential Parking
- Small Outdoor Space For A Seating Area





| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A   |         | 79                      |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   | 61      |                         |
| (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   |         | 82                      |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   | 45      |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| Scotland  |         | EU Directive 2002/91/EC |