

Simple Approach



**57A Perth Street, Blairgowrie
Perthshire PH10 6DL**

Offers over £108,000

Simple Approach are delighted to welcome to the market this unique two bedroom property on Perth Street to the residential market. This stunning property is located in the picturesque town of Blairgowrie set only minutes away from the town centre close to all local amenities. Including great schooling, shops, restaurants and golfing. This property comprises of a sizable open plan kitchen/diner, bright lounge and modern shower on the first floor. On the upper floor this property enjoys two double bedrooms and a WC. This property boasts many sought after features such as a beautifully maintained rear garden, gas central heating and double glazing. We would advise early viewing to appreciate fully what is on offer here.

Lounge

11'7" x 12'4" (3.54 x 3.77)

Kitchen

12'4" x 14'8" (3.78 x 4.48)

Shower Room

5'8" x 7'0" (1.75 x 2.15)

Bedroom

10'2" x 11'2" (3.12 x 3.42)

w/c

4'11" x 3'1" (1.50 x 0.94)

Bedroom

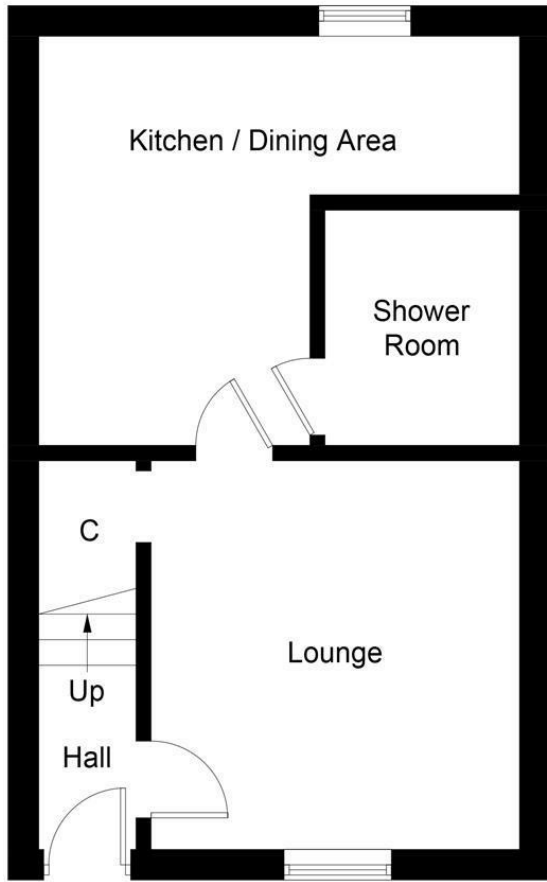
7'11" x 12'7" (2.42 x 3.85)



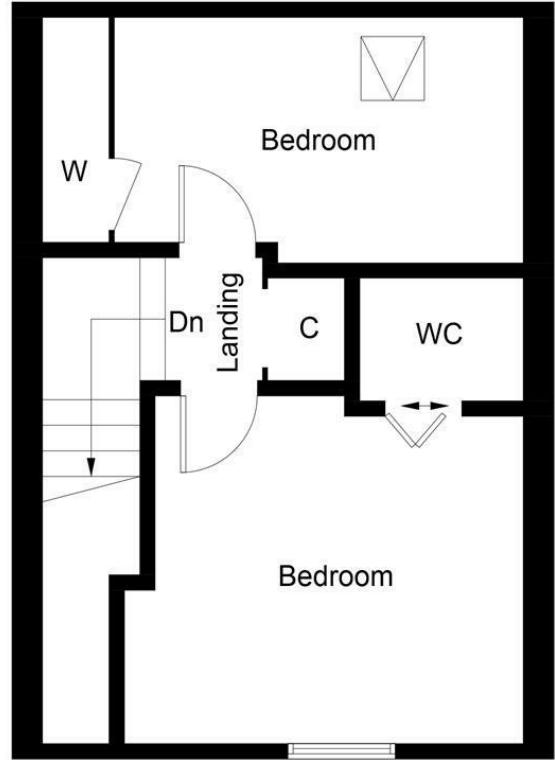


- Two Double Bedroom Maisonette
- Move In Condition Throughout
- Close To All Local Amenities
- Beautifully Maintained Rear Garden
- Private Driveway
- Driveway
- Open Plan Kitchen/Diner
- Immaculate Move In Condition
- Log Burning Fire





First Floor



Upper Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	80
(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	84	84
(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