

Simple Approach



**Flat 1, 30 Allan Street, Blairgowrie
Perthshire PH10 6AD**

Offers over £79,950

Simple Approach are pleased to welcome this well presented two bedroom maisonette flat in the highly sought after area of Blairgowrie to the residential market, this property boasts spacious accommodation across two floors. Comprising two good size bedrooms, a bright sizable lounge, large fitted kitchen with ample space for dining, a WC and a bathroom with shower over bath facility. This flat boasts many sought after features such as double glazing, gas central heating and a great location close to all local amenities. This flat would be the ideal purchase for any first time buyer or local property investor looking to grow their portfolio. Viewing is essential to appreciate the fantastic property that is on offer here.

Entrance Hallway

7'2" x 6'5" (2.20 x 1.97)

Lounge

14'7" x 13'8" (4.45 x 4.19)

Kitchen

11'10" x 11'10" (3.61 x 3.62)

Utility room

6'11" x 4'10" (2.11 x 1.48)

Bedroom 1

10'11" x 13'5" (3.34 x 4.11)

Bedroom 2

13'8" x 11'2" (4.17 x 3.42)

Bathroom

7'3" x 3'2" (2.21 x 0.98)

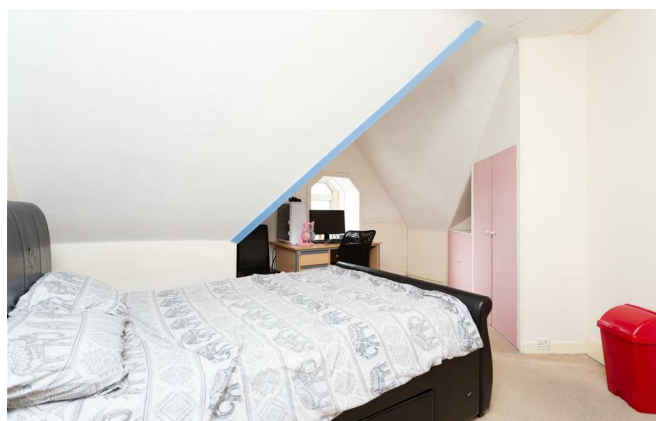
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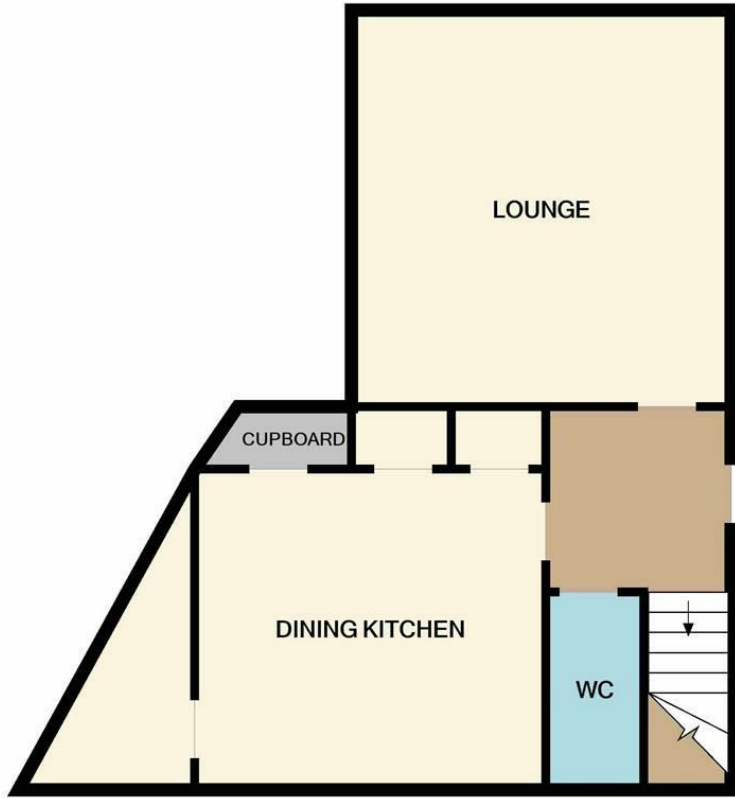
7'0" x 2'8" (2.15 x 0.82)



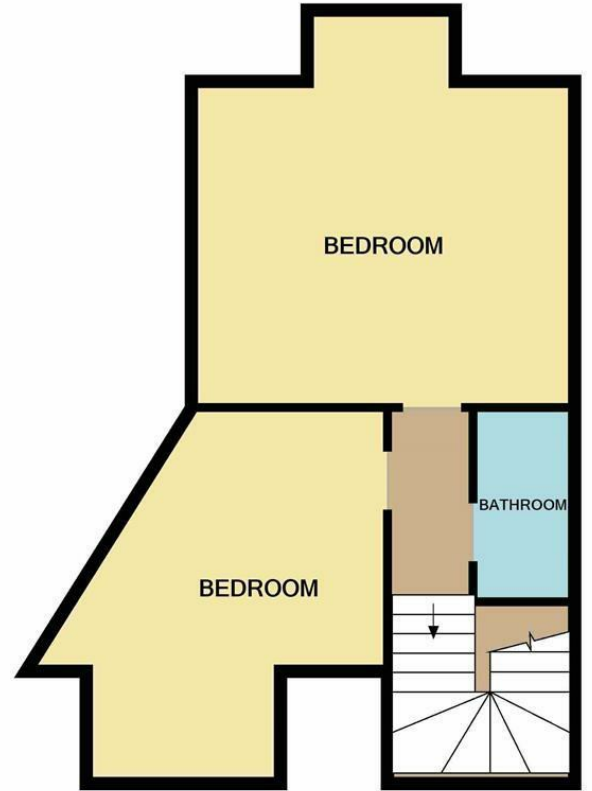


- Two Bedroom Maisonette Flat
- Gas Central Heating and Double Glazing
- Sought After Location
- Spacious Accommodation
- Large Kitchen/Diner
- Would Benefit From Upgrading
- Communal Garden



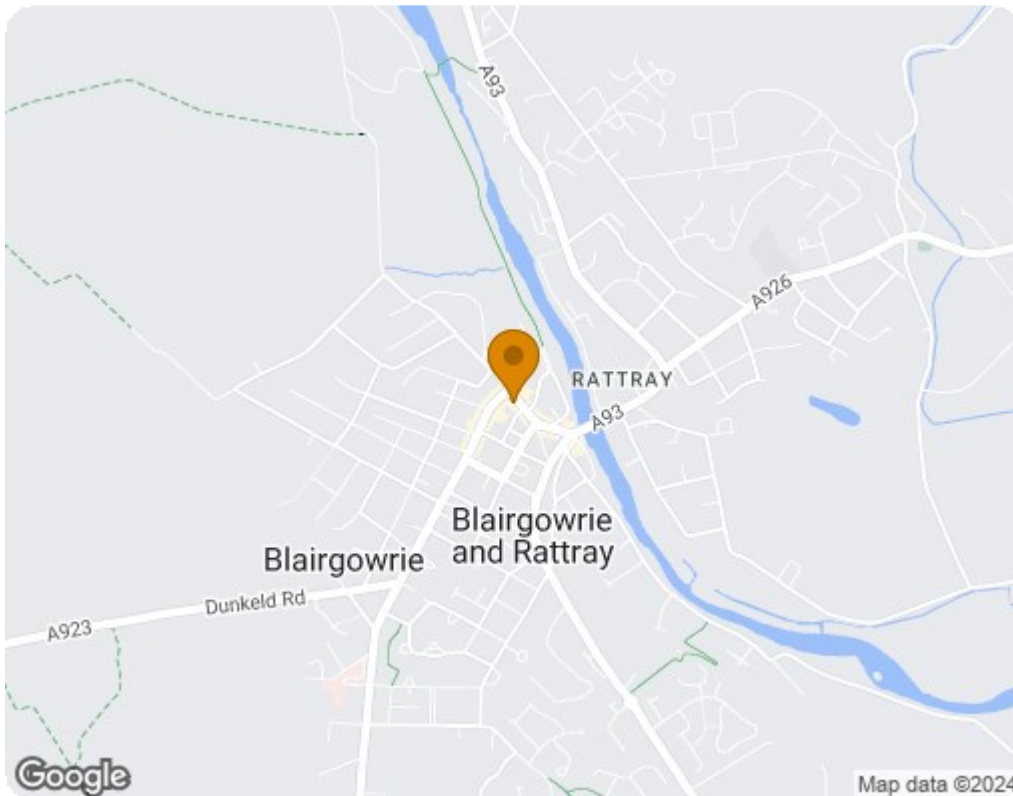


1ST FLOOR



TOP FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			73
(55-68) D		60	
(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			72
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	