

Simple Approach



**7 Isla Road, Blairgowrie
Perthshire PH10 6RR**

Offers over £228,995

Simple Approach are delighted to welcome this immaculate three bedroom bungalow located on Isla Road, in the ever desirable area of Blairgowrie to the residential market. This property is located in a welcoming cul-de-sac and comprises of three sizable bedrooms, a beautiful, modern finish shower room, a large, front facing lounge with a picture window allowing for plentiful natural light to flood the room and conservatory off the third bedroom. This lovely home also compromises a stylish kitchen/dining area with a useful utility room and store cupboard. To note this property enjoys lots of storage throughout. Externally this property enjoys a private driveway, single garage and an easily maintained garden with matured shrubs and chipping stones. This property boasts gas central heating, double glazing and provides easy living across the one accessible floor. This is a must view property which will not hang around for long, call Simple Approach now to get booked in to view on 01738 827864 to appreciate the space and location on offer here at Isla Road.

Lounge

13'10" x 14'2" (4.22 x 4.34)

Kitchen

11'5" x 8'5" (3.48 x 2.57)

Bedroom 1

3.15 x 3.21 (0.91m.4.57m x 0.91m.6.40m)

Bedroom 2

10'4" x 6'9" (3.15 x 2.07)

Bedroom 3

14'0" x 8'5" (4.29 x 2.58)

Bathroom

6'0" x 6'29'11" (1.83 x 1.92)

Utility

6'1" x 5'6" (1.86 x 1.69)

Vestibule

4'10" x 4'3" (1.48 x 1.31)





- Three Bedroom Bungalow
- Close To All Local Amenities
- Lots Of Storage Throughout This Property
- Quiet, Cul-de-sac Location
- Gas Central Heating And Double Glazing
- Private Driveway And Single Garage
- Move-in Immaculate Condition



7 Isla Road BLAIRGOWRIE

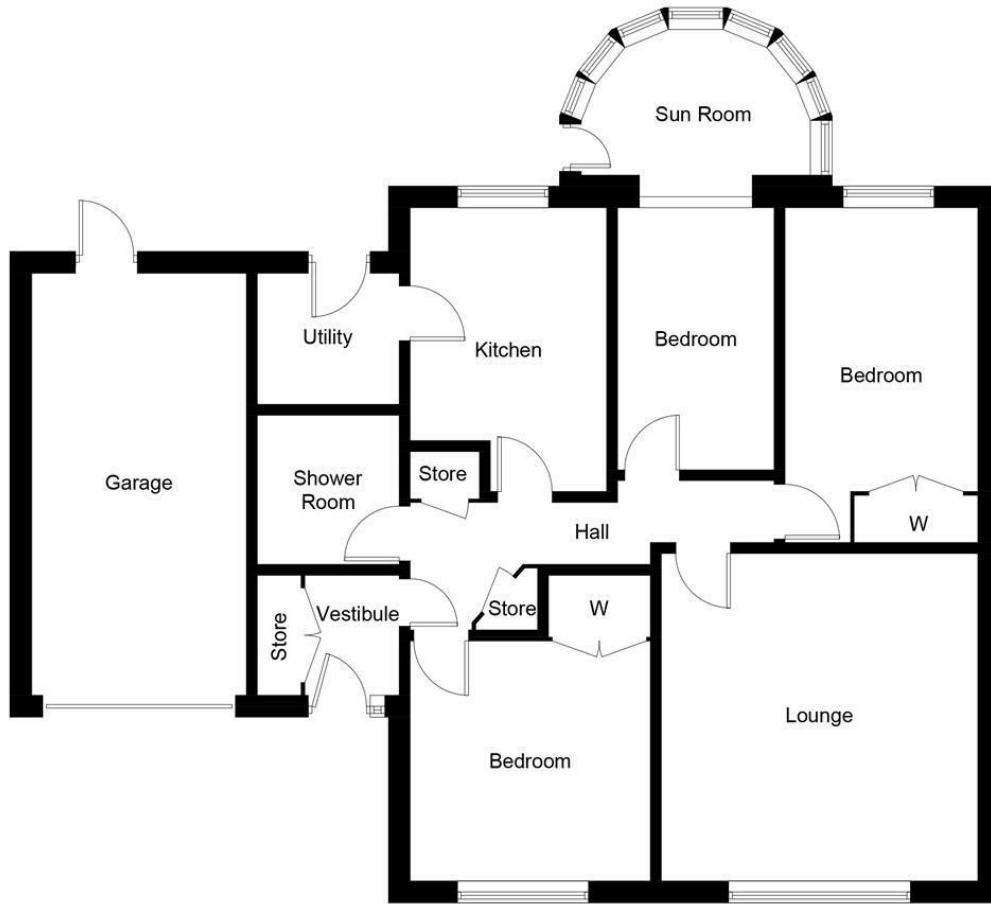
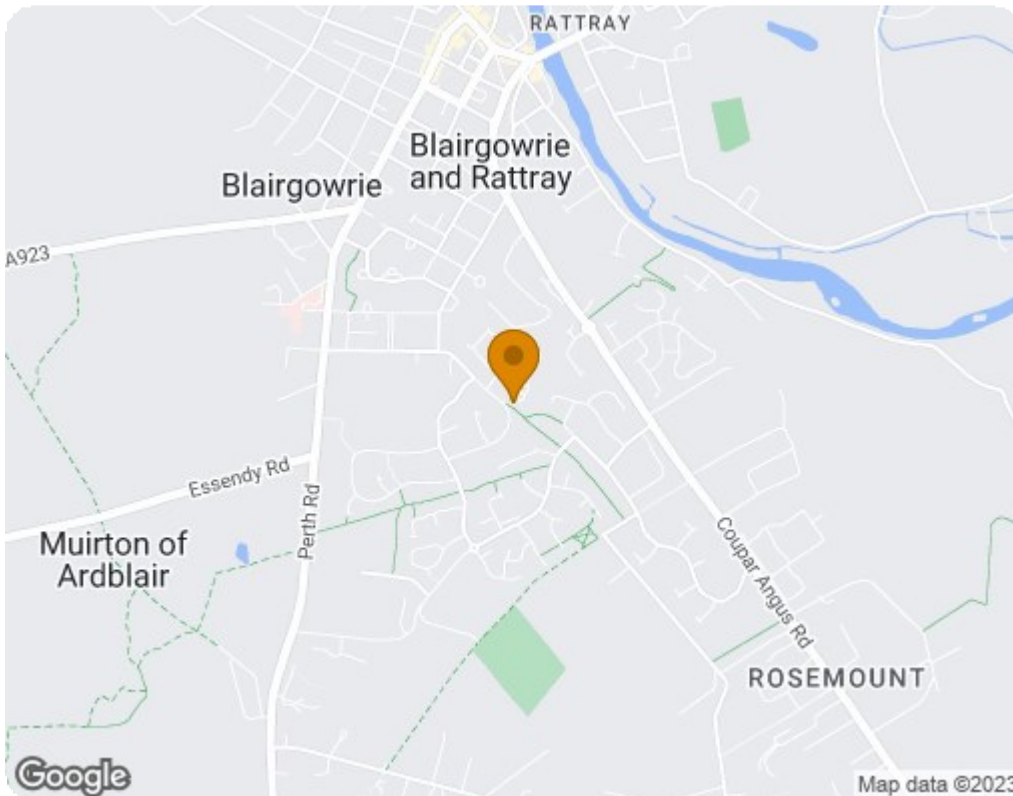


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID923883)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		