

Simple Approach



**The Earn Bendochy Park, Blairgowrie Road, Blairgowrie
PH13 9HW**

Fixed asking price £149,750

Simple Approach are delighted to welcome The Earn park home to the Perthshire market, set on the brand new Five Star development Bendochy Park. Bendochy Park is set on the edge of the ever desirable town of Blairgowrie with all local conveniences near by such as various supermarkets, cafes and restaurants all just a short distance away from the park. The park itself is a brand new development made up of many bespoke park home lodges all designed with great contemporary style, sophisticated, elegant finishes and modern interior throughout all while being environmentally friendly.

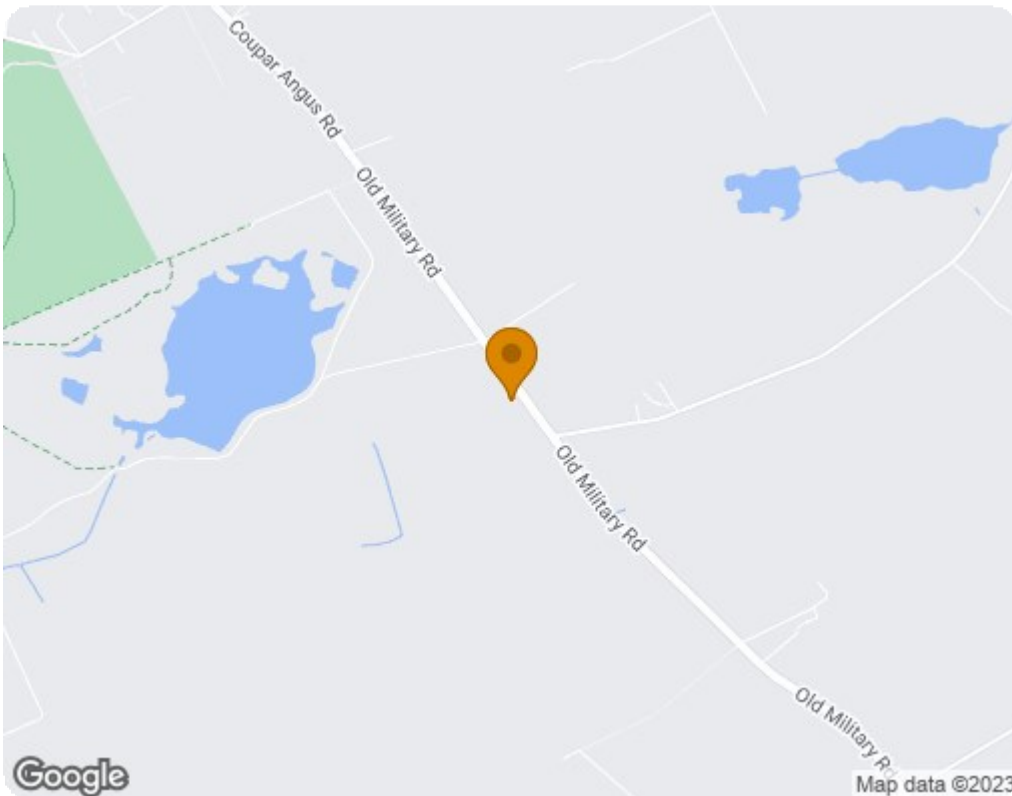
The Earn comprises of a welcoming entrance hallway, a bright and spacious lounge with large windows allowing for plentiful natural light to flood the room, a very stylish, modern fitted kitchen with ample space for dining, two generous bedroom with master ensuite shower room and walk in wardrobe and a further chic bathroom completes this beautiful home.


There are numerous sight seeing activities and past times within the area including beautiful countryside walks directly linked to the park, a bus stop with frequent services to both Perth and Dundee, the park further benefits from being a secure gated community with full CCTV and NPR technology installed, as well as an automated barrier for added security, having onsite groundskeepers, mains gas supply and a 10 year guarantee on all new homes. Viewing is essential to appreciate the overall size, admirable location and excellent finishes on offer here at Bendochy Park.





- Luxury Park Home
- Two Generous Bedrooms With Master Ensuite
- Available 365 Days A Year
- £100pcm Ground Rent
- Beautifully Presented Throughout
- Chic Modern Fitted Kitchen
- Secure Site With CCTV & Barrier For Access
- Brand New 5 Star Development
- Individual Driveway
- 50 x 20 ft - 94sq Meters



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		
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