

Simple Approach



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

**Asking price £147,750**

## The Tay Bendochy Park, Blairgowrie Road, Blairgowrie, PH13 9HW

Simple Approach are delighted to welcome The Tay 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.

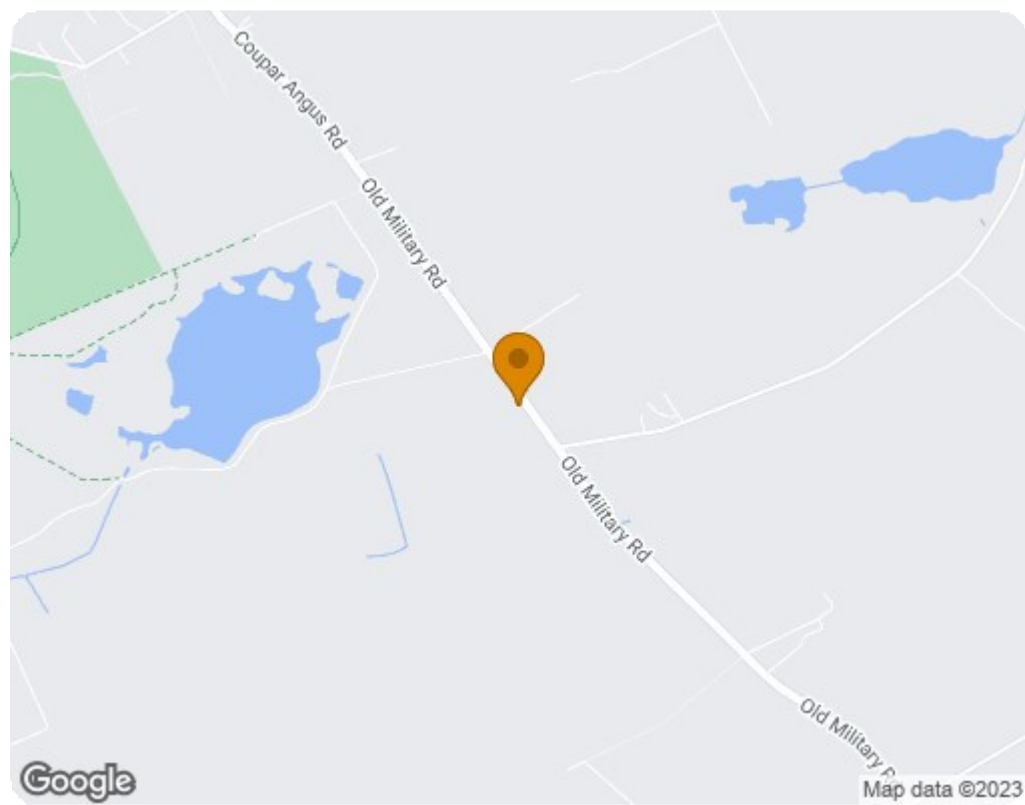
The Tay is a bright and spacious lodge with stunning open plan features, with a very stylish modern fitted kitchen and open plan dining area, perfect for entertaining. There is a generous lounge with large windows for ample natural light, two double bedrooms with a master ensuite and a luxury walk in wardrobe and a further chic bathroom completes this beautifully presented park 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 Open Plan Park Home
- Two Generous Bedrooms With Master Ensuite
- Available 365 Days A Year
- £100pcm Ground Rent
- Beautifully Presented Throughout
- Stylish Open Plan Kitchen/Diner
- Secure Site With CCTV & Barrier For Access
- Brand New 5 Star Development
- Driveway
- 50 x 20 ft- 92sq Meters



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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