

Simple Approach



**Gynack Park Drive, Blairgowrie
Perthshire PH10 6PA**

Offers over £217,950

Simple Approach are delighted to welcome this beautiful bungalow situated on Park Drive Blairgowrie to the Perthshire residential market. This property comes to the market in move in condition throughout boasting modern and spacious living across one accessible floor. Comprising of two double bedrooms and a further good size single bedroom, a fully fitted kitchen with integrated appliances with adjacent snug area, bright, spacious lounge and fully tiled bathroom with shower facility. Off the Snug area you can access the beautifully maintained, south facing, sun trapped garden via large patio doors. Externally this property also boasts a sizable driveway. Park Drive is located perfectly to take advantage of all close by amenities such as supermarkets, quick access into town and good Primary and Secondary education schools. This property also enjoys gas central heating and double glazed windows. This property will appeal to many different purchasers so early viewing is advised.

Lounge/Extension

15'4" x 13'3" (4.69 x 4.06)

Kitchen

12'2" x 9'1" (3.72 x 2.78)

Formal Lounge

15'1" x 12'1" (4.61 x 3.69)

W/C

4'3" x 2'10" (1.32 x 0.87)

Bedroom

12'5" x 9'3" (3.80 x 2.83)

Bedroom

9'0" x 9'1" (2.76 x 2.78)

Bedroom

7'4" x 8'7" (2.26 x 2.63)

Bathroom

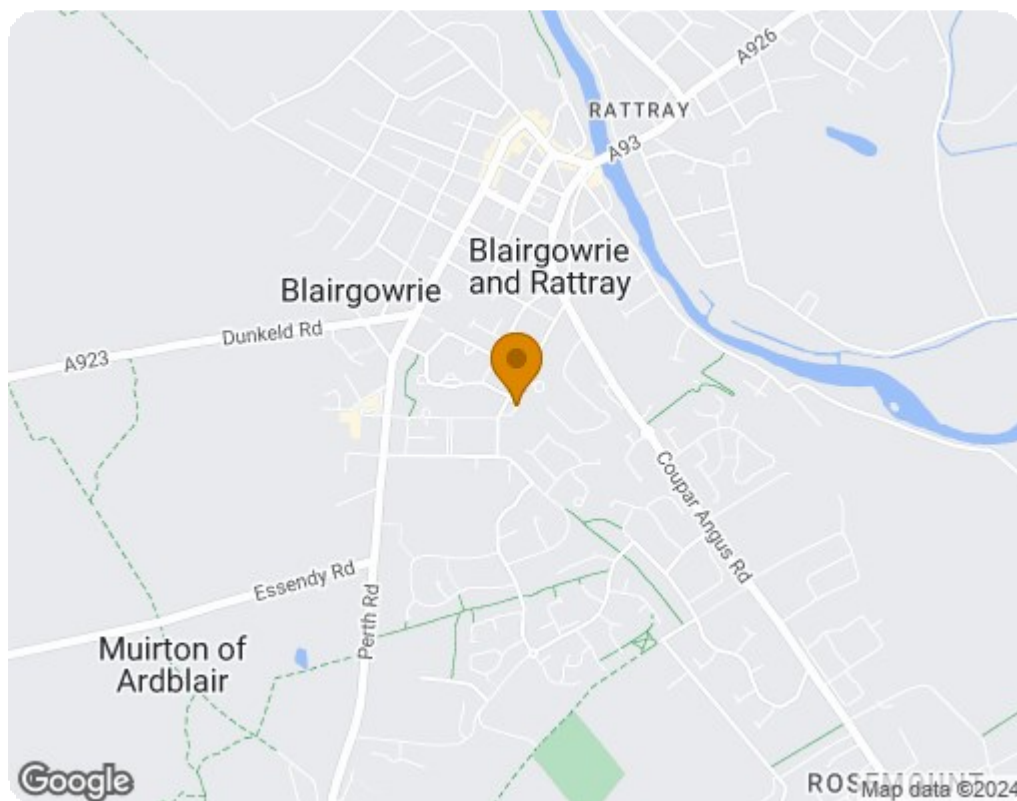
8'4" x 5'5" (2.56 x 1.66)





- Detached Bungalow
- Gas Central Heating and Double Glazing
- Stylish Accommodation Throughout
- Stunning Rear Garden
- Convenient Central Location
- Private Driveway





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland		EU Directive 2002/91/EC