

Simple Approach



**Daisy Cottage Yeaman Street, Blairgowrie
Perthshire PH10 7DW**

Offers over £247,000

Simple Approach are delighted to welcome this fantastic opportunity to purchase this beautifully presented detached cottage on Yeaman Street to the residential market. Set within the ever popular residential area of Rattray, Daisy Cottage could not be better situated to take advantage of all local amenities found close by. This stunning Cottage is in excellent move in condition throughout after being kept to a high standard by the current owners, comprising; four generous bedrooms, a very stylish modern fitted kitchen, a practical utility room, a chic family bathroom, an elegant spacious lounge with a wood burning stove feature and ample space for family dining. Daisy Cottage is set upon a generous plot of land, enjoying a well maintained rear garden, a large private driveway and an outdoor a bar/summer house – perfect for entertaining. This property has so much to offer and would be the ideal purchase for any growing family or mature couple looking for a well located home in great move in condition, which only viewing will confirm.

Lounge

20'4" x 12'11" (6.22 x 3.94)

Kitchen

13'3" x 10'9" (4.05 x 3.30)

Utility

7'10" x 8'2" (2.40 x 2.51)

Bedroom

15'1" x 8'3" (4.62 x 2.52)

Entrance Vestibule

9'3" x 6'0" (2.84 x 1.83)

Hallway

14'9" x 3'6" (4.50 x 1.08)

Bathroom

9'3" x 9'3" (2.84 x 2.84)

Bedroom

8'0" x 9'1" (2.44 x 2.79)

Bedroom

13'5" x 9'2" (4.10 x 2.80)

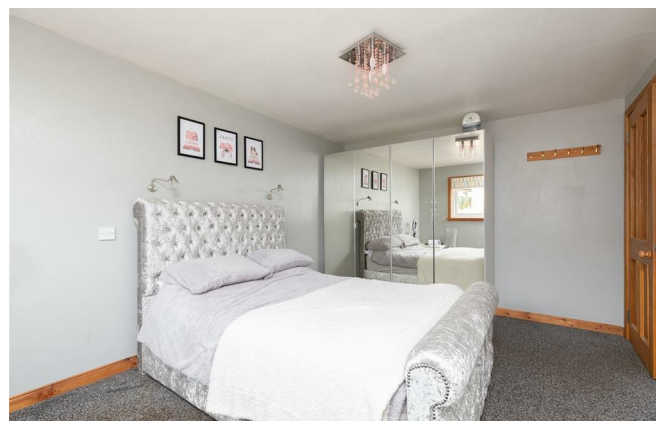
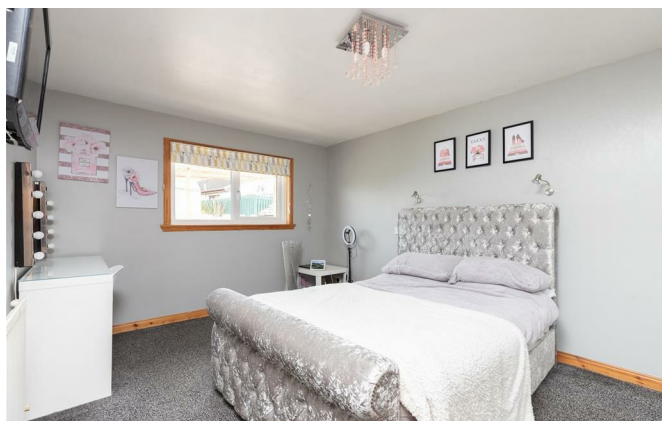
Bedroom

14'3" x 10'0" (4.35 x 3.06)





- Beautifully Presented Detached Cottage
- Four Generous Bedrooms
- Stylish Modern Fitted Kitchen
- Sizable Lounge / Dining Area
- Gas Central Heating & Double Glazing
- Outdoor Bar / Summer House
- Ample Living Space Throughout
- Private Driveway





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC