

Simple Approach



**11 Causewayend, Blairgowrie
Perthshire PH13 9DP**

Offers over £79,995

Simple Approach are delighted to welcome this spacious well presented upper floor flat Set in the heart of the ever desirable village of Coupar Angus, Blairgowrie to the Perthshire market. This lovely two bedroom flat is ideally placed for its locality to nearby amenities found just minutes away. The property has been stylishly decorated throughout and compromises a bright and welcoming lounge, a fitted kitchen with modern facings, two bedrooms both with fitted storage, a good sized shower room and WC. Boasting sought after features such as a private back garden, double glazing and gas central heating. This property is the ideal purchase for any first time buyer or buy to let investor looking for modern living in a village setting and absolutely must be viewed to appreciate the overall package on offer.

Entrance Vestibule

6'1" x 5'8" (1.86 x 1.74)

7'10" x 15'0" (2.40 x 4.58)

Entrance Hallway

4'4" x 3'4" (1.33 x 1.02)

Lounge

12'10" x 13'10" (3.93 x 4.23)

Kitchen

8'4" x 12'2" (2.56 x 3.71)

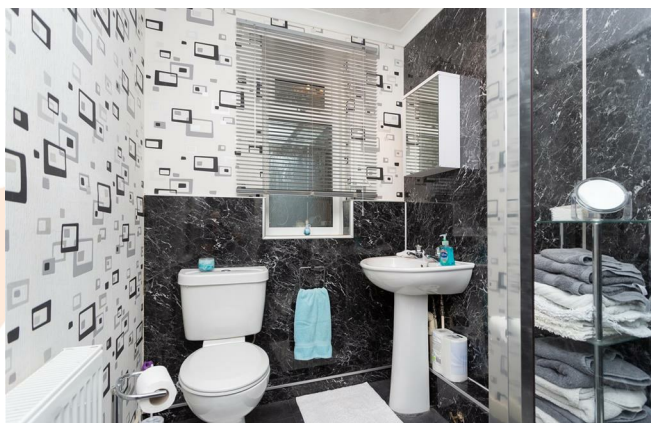
Bathroom

8'0" x 4'9" (2.46 x 1.46)

Bedroom 1

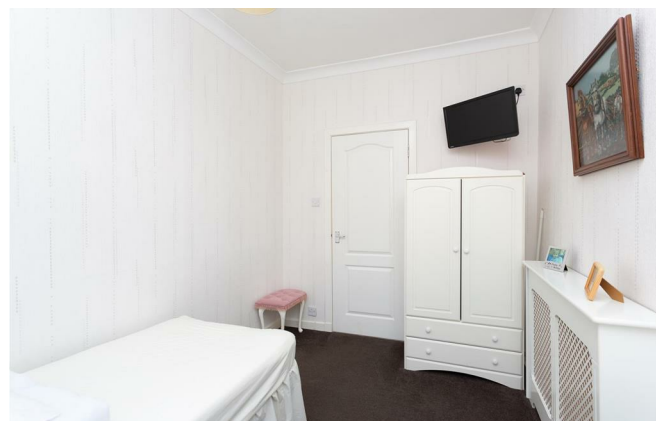
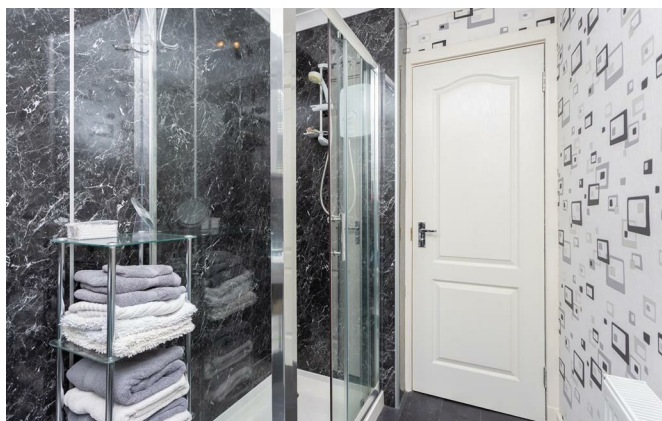
10'7" x 7'4" (3.24 x 2.24)

Bedroom 2






- Spacious Top Floor Flat
- Two Bedrooms
- Elegant Lounge
- Modern Bathroom
- Rear Garden
- Viewing Essential





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 