

Simple Approach



Estate Agents



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Offers over £84,995

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Simple Approach are excited to welcome this bright, spacious and beautifully presented one bedroom semi detached traditional built house to the residential market. Set in the heart of the small Perthshire Town of Alyth, Blairgowrie this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling, offering all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach. This superb property comes to the market in good condition, comprising; elegant lounge, modern fitted kitchen, double bedrooms and a bathroom with shower over bath facility. This property also benefits from a low maintenance garden, lending itself to a wide range of buyers including first time buyers, Investment and someone looking for a cottage style property. Viewing is highly recommended to appreciate the overall package on offer, the low maintenance garden grounds and good condition of this elegant home. Viewing by appointment by call Simple Approach 01382 646133

## Entrance Vestibule

### Lounge

14'0" x 8'11" (4.27 x 2.74)

### Kitchen

9'9" x 7'2" (2.99 x 2.20)

### Bedroom

12'6" x 8'10" (3.82 x 2.70)

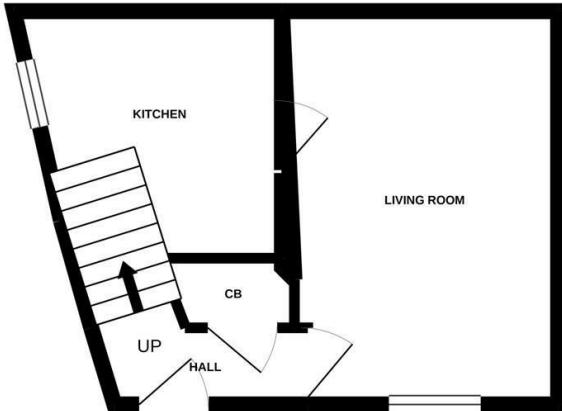
### Bathroom

7'6" x 4'5" (2.30 x 1.35)

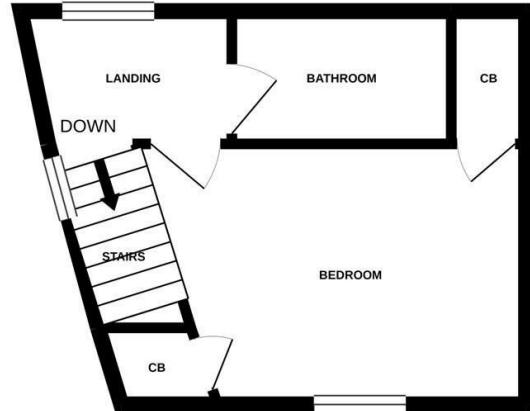




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

Scotland

EU Directive 2002/91/EC