

Simple Approach



Estate Agents



15A Allan Street, Blairgowrie
Perthshire PH10 6AB

Fixed asking price £79,500

13-15 St Leonards Bridge, Perth, PH2 0DR

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Simple Approach are excited to welcome to the market this second floor flat within the ever popular town of Blairgowrie. Allan Street comes to the market in good move in condition throughout and is the ideal purchase for a wide range of buyers, including first time buyers, investors or a family seeking a well located home within a desirable area. The property is close to a range of excellent local amenities including a range of shops, bars, restaurants as well as a regular bus service into the cities of Dundee and Perth, making this an ideal location for the commuter. This apartment offers spacious accommodation throughout and comprises of entrance porch, a welcoming hallway, bright lounge, a modern fitted kitchen, three generous bedrooms and a family bathroom. This property enjoys gas central heating and double glazing throughout. Externally the property offers on street parking and lovely views over the surrounding area.

Living Room

13'9" x 16'1" (4.21 x 4.92)

Kitchen

6'5" x 14'1" (1.96 x 4.30)

Bathroom

4'9" x 7'6" (1.45 x 2.31)

Bedroom 1

16'6" x 10'10" (5.05 x 3.31)

Bedroom 2

8'5" x 13'5" (2.58 x 4.10)

Bedroom 3

12'2" x 6'5" (3.71 x 1.96)

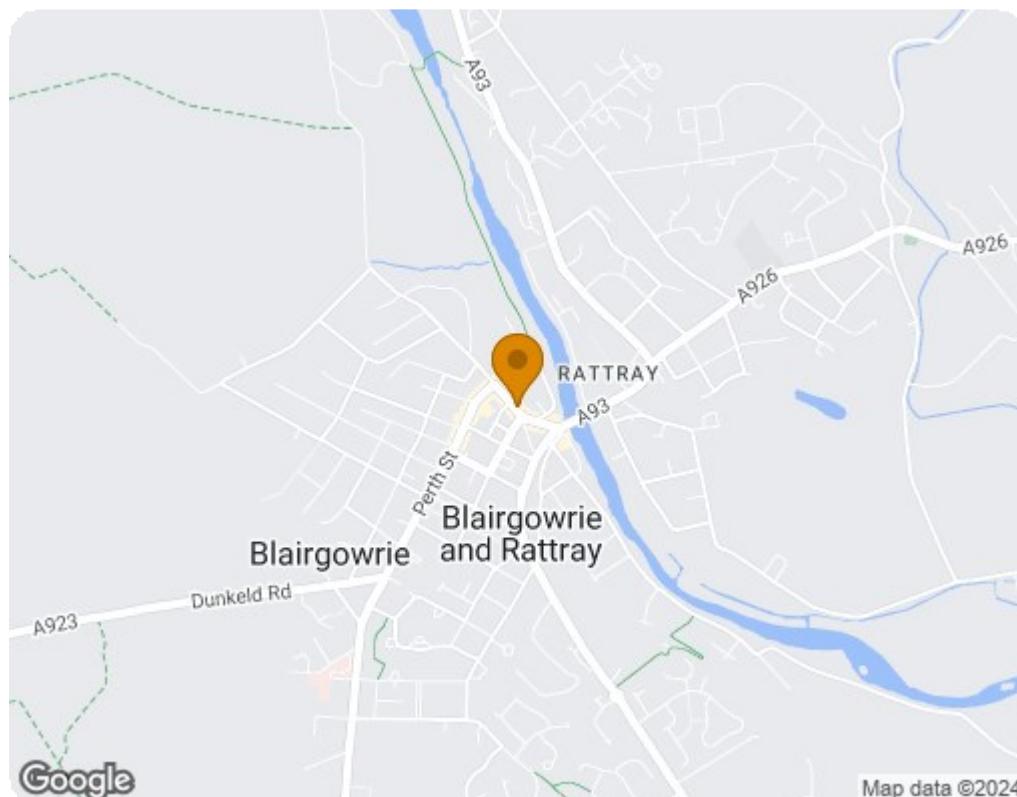
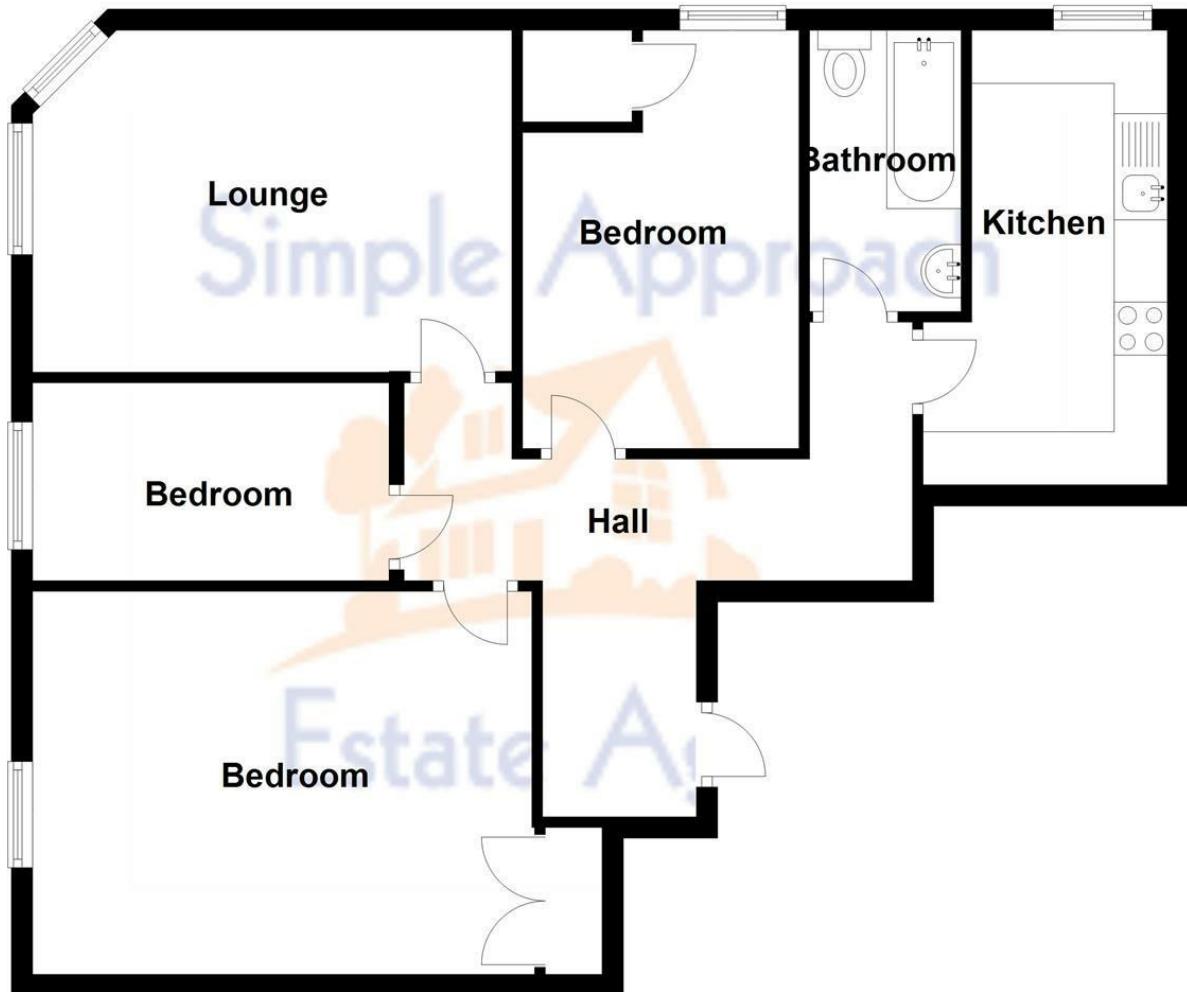




- Well Presented Second Floor Flat
- Spacious Accommodation
- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Fantastic Location
- Traditional Features



Ground Floor



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	