



**1 Wellbank Place High Street, Blairgowrie
Perthshire PH10 7DE
Offers over £146,000**

Simple Approach are delighted to welcome this Three Bedroom Semi-Detached House to the Perthshire Market. This Property is in a well looked after condition throughout, set in the heart of the peaceful area of Rattray near Blairgowrie. This good-sized property comprises; a bright and spacious lounge with added dining space, a modern fitted kitchen, 3 good sized bedrooms with ample fitted storage throughout, a stylish bathroom with shower facility over the bath. Boasting sought-after features such as gas central heating and double glazing, this property lends itself to a wide range of buyers due to its immaculate condition and would be the ideal purchase for any first time buyer or investor. This property has a driveway to the front and enjoys a very private back garden, it is also close to all local amenities found in the nearby Town of Blairgowrie & Rattray, which boasts a host of shops, restaurants and cafes all very close to hand. Viewing is essential to appreciate the quality of home on offer, as well as the superb **location**.

18'11" x 10'5" (5.78 x 3.18)

Kitchen/ Dining Room

20'2" x 7'9" (6.17 x 2.38)

Bedroom (Master)

15'4" x 10'5" (4.68 x 3.18)

En-Suite

3'10" x 7'7" (1.17 x 2.32)

Entrance Hallway

9'10" x 10'7" (3.00 x 3.24)

Bedroom

10'9" x 9'2" (3.29 x 2.81)

Bedroom

Bedroom

15'0" x 9'4" (4.58 x 2.85)

Bathroom

8'3" x 6'7" (2.52 x 2.02)

Location

The small Town of Rattray, Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without falling off the beaten track.





- Immaculate Move In Condition
- Great Sought After Location
- Driveway For Two/Three Cars
- Ideal Family Home Close To All Amenities
- Spacious Accommodation Throughout
- Front Garden To The Front Of The Property





Illustration For Identification Purposes Only. Not To Scale

