



**Parkview Park Hill Road, Blairgowrie  
PH10 7DS**  
**Offers over £199,995**

Simple Approach are pleased to welcome this detached 1.5 Storey Villa on Park Hill Road, Rattray, Blairgowrie to the residential sales market. Set within a highly sought after location, this lovely home comes to the market in good condition throughout. Offering spacious accommodation Park View comprises; a bright and spacious lounge / dining room, good sized kitchen, three generous bedrooms, a Bathroom. Practical attributes include gas central heating and full double glazing throughout. Externally the property Front and Rear garden and a private driveway and garage. This fantastic home lends itself to a wide range of buyers such as growing families, couples or first time buyers seeking a very well located home in great move in condition. Viewing is essential to appreciate all that is on offer.

## Lounge / Dining Room

27'5" x 12'1" (8.36 x 3.70)

## Kitchen

14'1" x 9'4" (4.30 x 2.87)

## Bedroom

11'2" x 9'10" (3.42 x 3.01)

## Bedroom

13'11" x 9'10" (4.26 x 3.01)

## Bedroom

18'3" x 8'8" (5.58 x 2.65)

## Bathroom

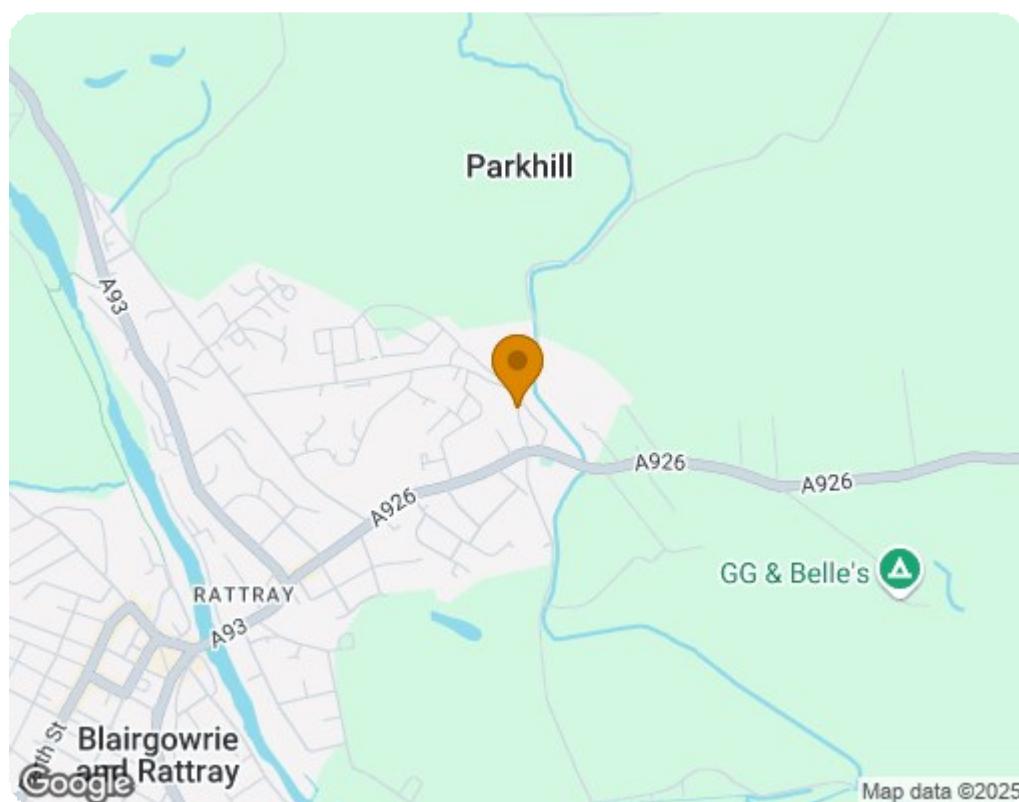
10'0" x 5'7" (3.05 x 1.71)





- Detached 1.5 Storey Villa
- Modern Fitted Kitched
- Three Generous Bedrooms
- Private Driveway & Garage
- Spacious Lounge / Dining Room
- Highly Sought After Location





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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		83
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Scotland

EU Directive 2002/91/EC