

Simple Approach



**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**

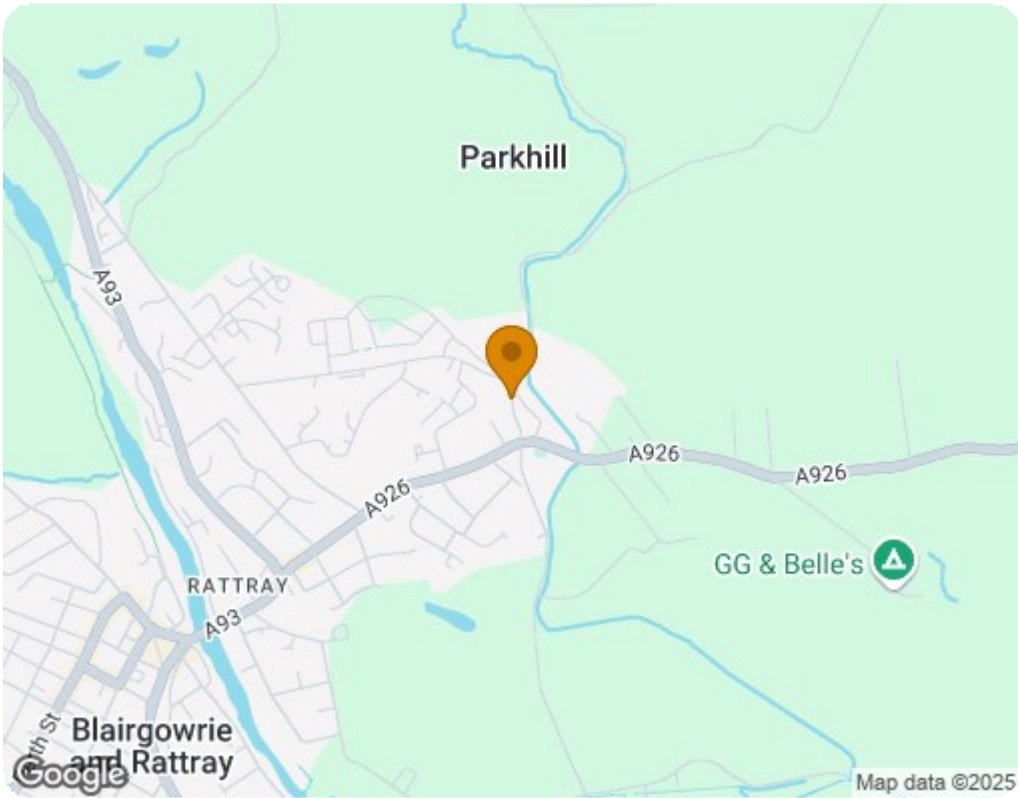
10'0" x 5'7" (3.05 x 1.71)





- Detached 1.5 Storey Villa
- Three Generous Bedrooms
- Spacious Lounge / Dining Room
- Modern Fitted Kitchen
- Private Driveway & Garage
- 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		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC