

Simple Approach



**10 Bamff View, Blairgowrie
PH11 8NG**

Offers over £158,995

This beautifully presented end-terraced bungalow on Bamff View, New Alyth, Blairgowrie offers stylish, contemporary living in a peaceful setting with stunning countryside views. Decorated to a high standard throughout, the property is in true walk-in condition and provides bright, spacious accommodation perfectly suited to a range of buyers. The welcoming lounge is flooded with natural light, creating a warm and inviting space to relax or entertain. The modern kitchen has been thoughtfully designed with both style and practicality in mind, along with a separate utility room which adds valuable additional storage and workspace.

There are two generously proportioned bedrooms on the ground floor, both beautifully presented, along with a sleek and contemporary shower room finished to an excellent standard. A fantastic addition to this home is the part attic conversion, offering a versatile extra room that could be used as a cosy sitting room, or home office.

The property further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Externally, the home boasts a lovely private rear garden enjoying open countryside views, a perfect spot for relaxing, entertaining, or simply taking in the peaceful surroundings. To the front, there is a private driveway providing off-street parking, along with additional on-street parking available. This is a truly beautiful home in a desirable location, and early viewing is highly recommended to fully appreciate the space, finish and setting on offer.

Kitchen

10'7" x 10'11" (3.24 x 3.35)

Lounge

11'2" x 16'11" (3.42 x 5.17)

Utility Room

4'11" x 7'3" (1.50 x 2.23)

Bedroom One

12'5" x 11'3" (3.81 x 3.43)

Bedroom Two

8'10" x 12'2" (2.71 x 3.73)

Attic Conversion

11'0" x 12'1" (3.36 x 3.70)

Floored Attic

17'7" x 11'1" (5.36 x 3.38)

Shower Room

5'11" x 5'9" (1.82 x 1.77)





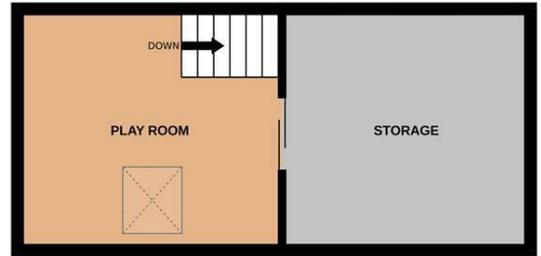
- Beautifully presented end-terraced bungalow
- Modern, stylish kitchen
- Part attic conversion – ideal as a sitting room, or home office
- Private driveway providing off-street parking
- Contemporary décor throughout, presented in true walk-in condition
- Separate utility room
- Gas central heating and double glazing throughout
- Bright and spacious lounge filled with natural light
- Two generous ground floor bedrooms
- Private rear garden with lovely countryside views



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC