

Simple Approach



Estate Agents



57A Perth Street, Blairgowrie  
Perthshire PH10 6DL  
Offers over £108,000

Simple Approach are delighted to welcome to the market this unique two bedroom property on Perth Street to the residential market. This stunning property is located in the picturesque town of Blairgowrie set only minutes away from the town centre close to all local amenities. Including great schooling, shops, restaurants and golfing. This property comprises of a sizable open plan kitchen/diner, bright lounge and modern shower on the first floor. On the upper floor this property enjoys two double bedrooms and a WC. This property boasts many sought after features such as a beautifully maintained rear garden, gas central heating and double glazing. We would advise early viewing to appreciate fully what is on offer here.

**Lounge**

11'7" x 12'4" (3.54 x 3.77)

**Kitchen**

12'4" x 14'8" (3.78 x 4.48)

**Shower Room**

5'8" x 7'0" (1.75 x 2.15)

**Bedroom**

10'2" x 11'2" (3.12 x 3.42)

**w/c**

4'11" x 3'1" (1.50 x 0.94)

**Bedroom**

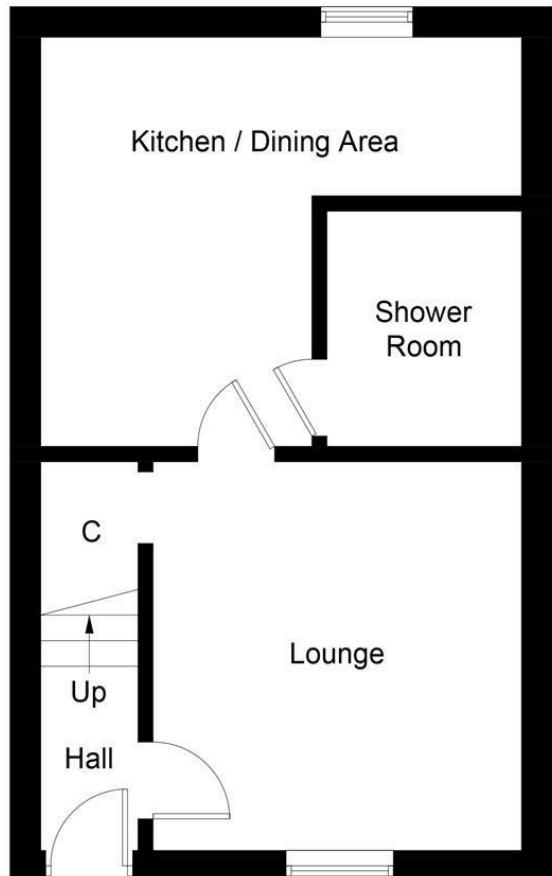
7'11" x 12'7" (2.42 x 3.85)



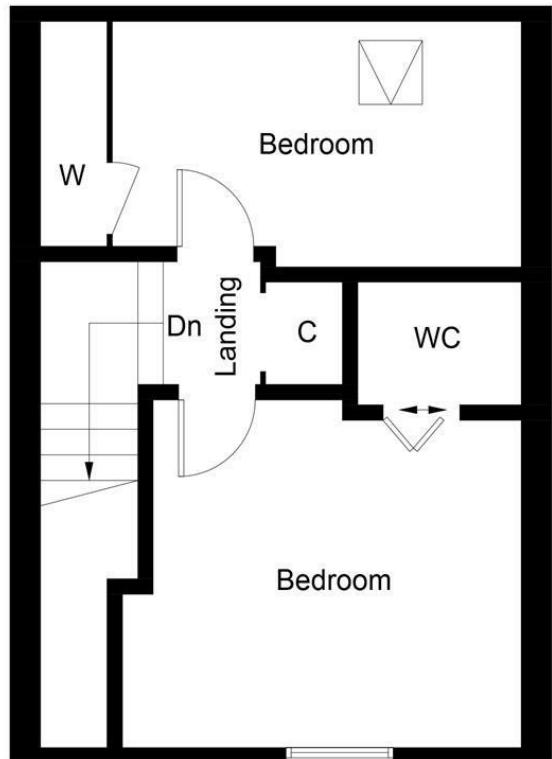


- Two Double Bedroom Maisonette
- Move In Condition Throughout
- Close To All Local Amenities
- Beautifully Maintained Rear Garden
- Private Driveway
- Driveway
- Open Plan Kitchen/Diner
- Immaculate Move In Condition
- Log Burning Fire





**First Floor**



**Upper Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Scotland			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
Scotland			