



**Viewbank North Street, Blairgowrie
Perthshire PH13 9PA**
Offers over £259,950

Simple Approach are delighted to welcome this spacious and beautifully-presented detached family home on North Street to the Perthshire market. Set in the heart of the desirable area of Burrelton this stunning family home is ideally placed with nearby local amenities and reputable schools all just a few minutes walk away. This property has been tastefully decorated from top to bottom and is in excellent move-in condition throughout. This property enjoys a bright and spacious lounge/dining family room flowing openly through to the large modern kitchen area. This beautiful home also features four double bedrooms two of which have fitted wardrobes. The accommodation has overall been tastefully decorated in neutral tones throughout and combines modern warm carpeting for added comfort. Boasting sought-after features such as gas central heating, double glazing, a private driveway and a large enclosed garden to the front of this idyllic family home. Viewing is absolutely essential to appreciate the quality of home and

Optional Plan Offer

Lounge/Dining Area
13'6" x 16'11" (4.14 x 5.17)

Formal Lounge/Bedroom 4

16'11" x 13'5" (5.17 x 4.09)

Kitchen

8'4" x 14'9" (2.56 x 4.52)

Bathroom

8'4" x 8'0" (2.56 x 2.46)

Utility

4'4" x 7'3" (1.33 x 2.21)

Bedroom

13'6" x 13'6" (4.13 x 4.13)

Bedroom

13'5" x 13'7" (4.09 x 4.15)

Bedroom

8'11" x 7'11" (2.74 x 2.42)

Location

The village of Burrelton is based just 10 minutes outside the City of Perth and 10 minutes from the smaller Town of Blairgowrie, where a host of amenities can be found such as High Street shops and reputable schooling. A collection of houses all of different sizes, ages and construction nestle beautifully within the immediate area, creating a small community of its own.

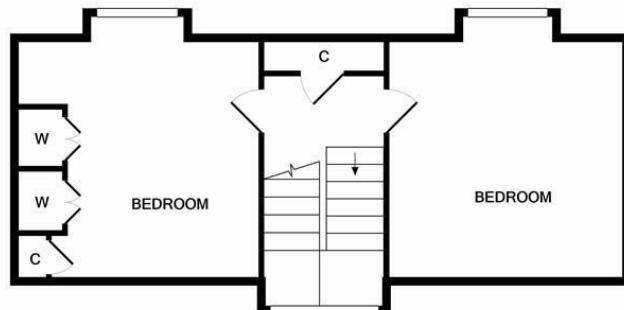
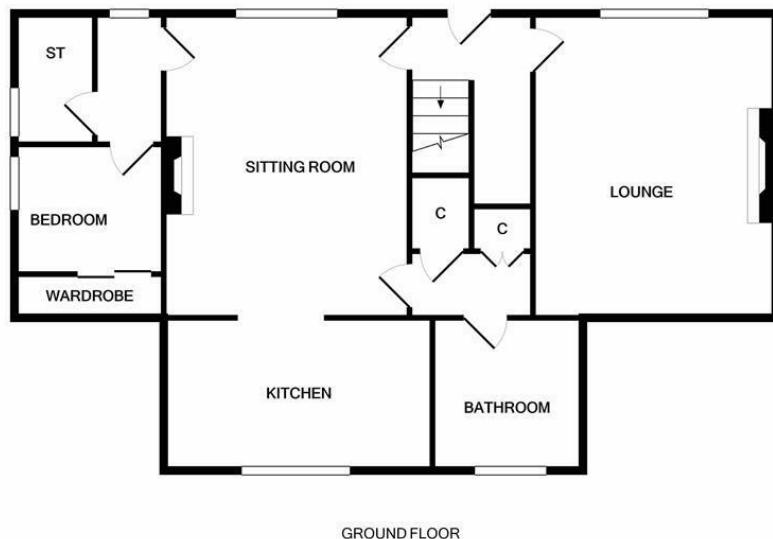
For the commuter, the major Cities of Dundee & Perth are both situated a short distance away, as are the motorway links towards larger Cities for those requiring easy access to Inverness, Aberdeen and Edinburgh.





- Four Double Bedrooms, One Currently Used As A Lounge
- Gas Central Heating And Double Glazing
- Beautiful Hallway With Stained Glass Feature
- Large Open Fire
- Great Detached Family Home
- Large Enclosed Private Garden
- Tastefully Decorated Property





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guidance 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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