

Simple Approach



**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

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

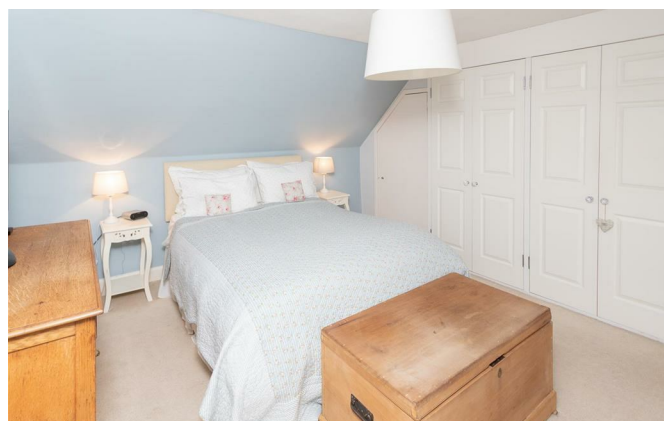
The village of Burrelton is based just 10 minutes outside the City of Perth and 10 minutes from the smaller Town of Blairgowrie, where a host of amenities can be found such as High Street shops and reputable schooling. A collection of houses all of different sizes, ages and construction nestle beautifully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

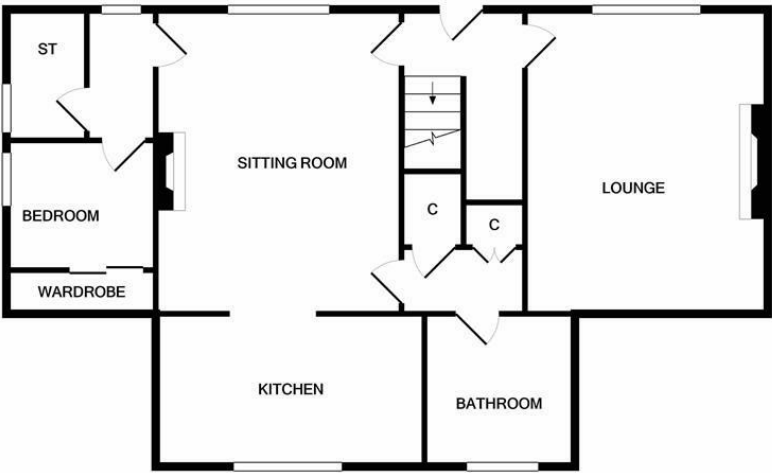
For the commuter, the major Cities of Dundee & Perth are both situated a short distance away, as are the motorway links towards larger Cities for those requiring easy access to Inverness, Aberdeen and Edinburgh.



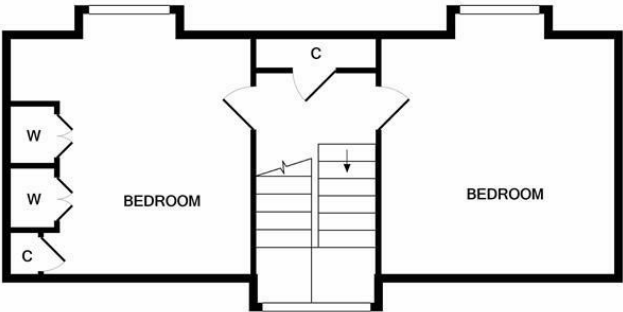


- Four Double Bedrooms, One Currently Used As A Lounge
- Gas Central Heating And Double Glazing
- Large Enclosed Private Garden
- Beautiful Hallway With Stained Glass Feature
- Large Open Fire
- Tastefully Decorated Property
- Great Detached Family Home





GROUND FLOOR



1ST FLOOR

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 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.
Made with Metropix ©2021



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