**11 Lochy Street, Blairgowrie
PH10 6DS**

Offers over £137,000

Simple Approach are pleased to welcome this semi detached cottage on Lochy Street to the residential sales market. Set within a highly sought after location, Lochy Steet could not be better situated to take advantage of all local amenities found just a short distance away. This spacious property is set across one accessible floor and comes to the market in good move in condition throughout, comprising of; a sizeable kitchen, a bright front facing lounge, two generous bedrooms and a bathroom with shower over bath facility. This lovely property benefits from sought after features such as; gas central heating, double glazing, ample on street parking and a private rear garden. Lochy Street lends itself to a wide range of buyers such as first time buyers, investors or a small family looking for a well located home in one of Perth's most sought after areas, viewing is essential to appreciate the fantastic home on offer.

Bedroom
10'9" x 7'2" (3.30 x 2.20)

Hallway
7'2" x 3'11" (2.20 x 1.20)

Lounge
9'4" x 15'10" (2.85 x 4.84)

Kitchen
8'8" x 9'0" (2.65 x 2.75)

Bathroom
5'10" x 4'3" (1.80 x 1.30)

### Bedroom
9'4" x 15'7" (2.85 x 4.77)

- Semi Detached Cottage
- Bright Front Facing Lounge
- Private Rear Garden

- Two Generous Bedrooms
- Sizeable Kitchen
- Ample On Street Parking

- Highly Sought After Location
- Gas Central Heating & Double Glazing

Bedroom

Bedroom

Lounge

C

W

C

C

Bathroom

Kitchen
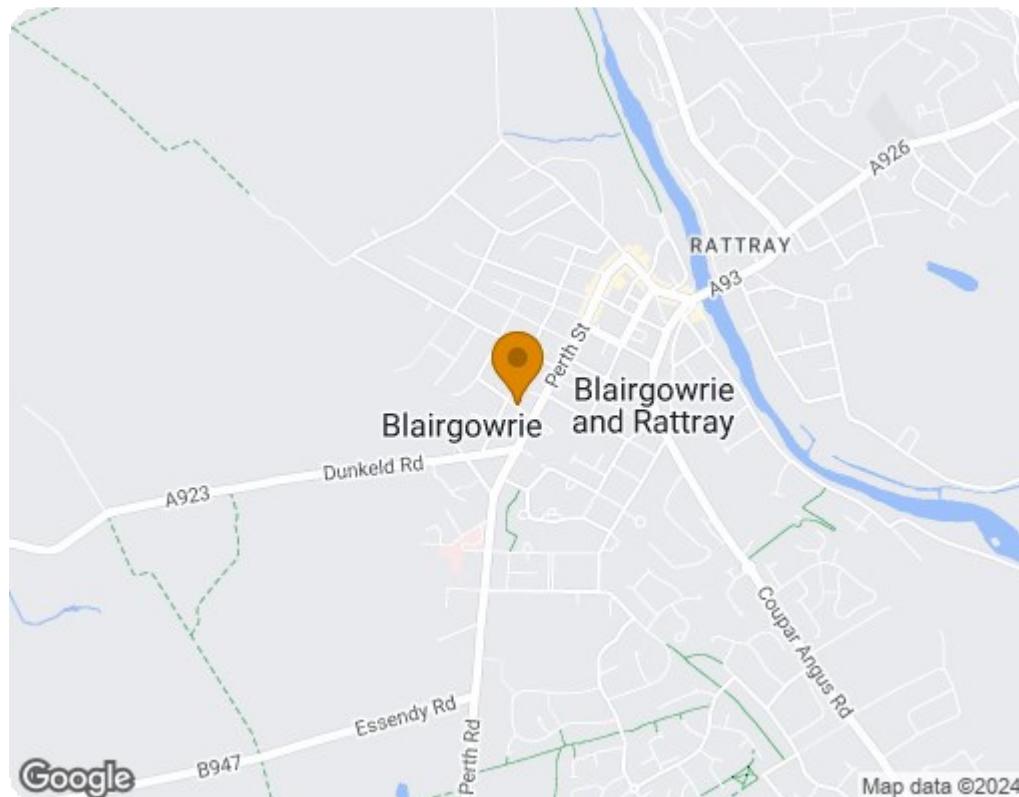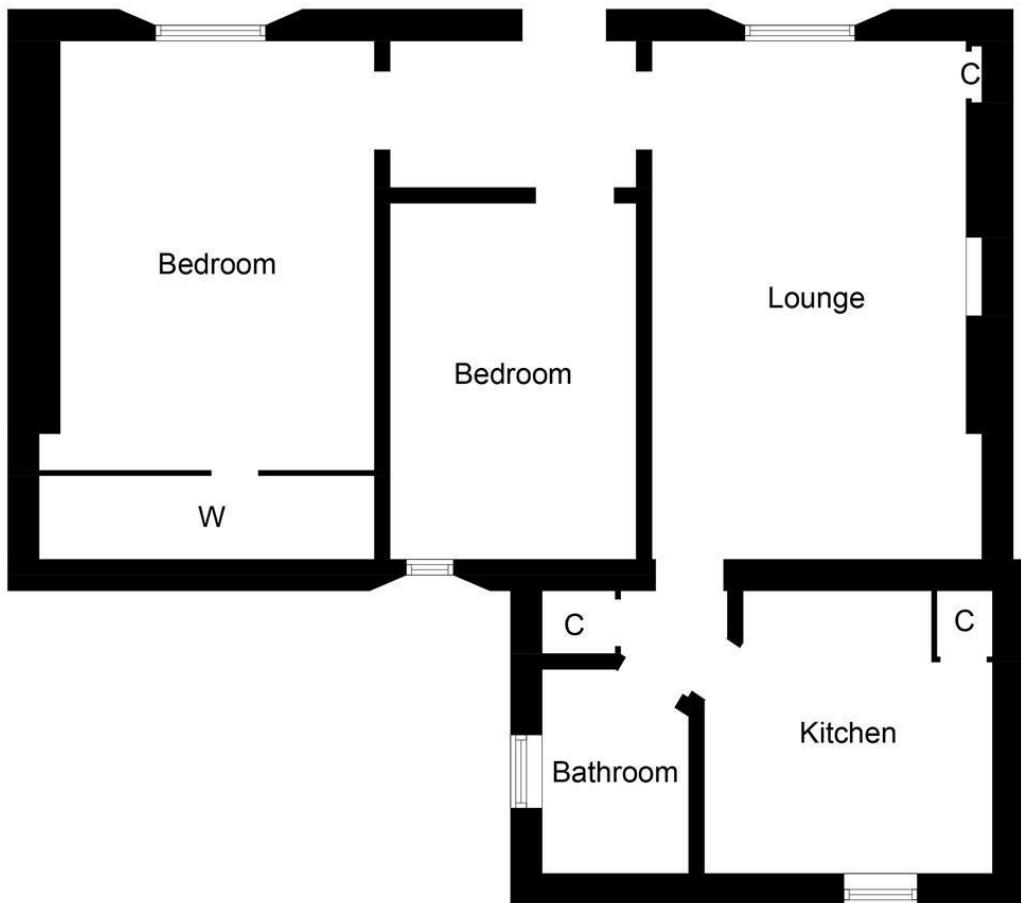
Energy Efficiency Rating

		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 (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			

Scotland — EU Directive 2002/91/EC