



32 Marlee Loch, Blairgowrie  
PH10 6SD  
Offers over £55,500

## 32 Marlee Loch , Blairgowrie, PH10 6SD

Simple Approach are delighted to welcome this beautiful leasehold park home to the Perthshire residential market. This stunning home comes to the market in pristine move in condition throughout, comprising of a large open plan lounge/kitchen with all integrated appliances and bright front facing lounge with large picture windows allowing for plentiful natural light to flood the room, two spacious bedrooms and a chic fresh white shower room. Marlee Residential Park Homes are designed to cater for the over 50s on a private residential secure development. The park owners pride themselves in having the best-designed homes in today's market, these homes offer luxury living in a popular Perthshire location. You do not want to miss out on this opportunity of peaceful living without compromising being close to all local amenities nearby.

### **Kitchen / Lounge**

12'7" x 19'5" (3.85 x 5.94)

### **Bedroom 2**

9'2" x 6'2" (2.80 x 1.89)

### **Bathroom**

9'1" x 4'9" (2.77 x 1.47)

### **Master Bedroom**

8'9" x 10'2" (2.68 x 3.12)





- Beautifully Presented Residential Park Home
- Open Plan Kitchen / Lounge
- Stunning Country Side Location
- Two Generous Bedrooms
- Chic Shower Room
- Private Parking
- Over 50 Years Site
- Pristine Move-In Condition Throughout
- Views Of Marlee Loch





#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland	EU Directive 2002/91/EC	