



**32 Marlee Loch , Blairgowrie
PH10 6SD**

Offers over £55,500

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
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 