

Simple Approach



Estate Agents



**Heathbank Coupar Angus Road, Blairgowrie  
PH10 6JY**

**Offers over £499,995**



Simple Approach are delighted to welcome Heathbank located on Coupar Angus Road in the charming town of Blairgowrie to the residential sales market. This stunning house offers an exceptional living experience. With four spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking comfort and convenience. The generous layout includes three inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the thoughtfully designed granny flat, which comprises of an additional bedroom (TV room), lounge/utility room, boot room, shower and a delightful conservatory overlooking the beautiful garden. This versatile space is ideal for accommodating guests or could serve as a private retreat for family members. \*Wood Burning Stove Not Included With Sale\*

Set on a generous, well-maintained plot, the property boasts a lovely garden area, perfect for outdoor activities or simply enjoying the fresh air. The location is particularly sought after, as it is conveniently close to all local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away.

This home not only offers a comfortable and spacious living environment but also presents an excellent opportunity for those looking to settle in a vibrant community. With its blend of practicality and charm, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this wonderful house your new home.

**Living Room**  
16'7" x 12'6" (5.07 x 3.82 )

**Kitchen**  
6'11" x 11'8" (2.11 x 3.58)

**Utility / WC**  
7'8" x 6'8" (2.35 x 2.05)

**Downstairs Bedroom (Bedroom Four)**  
10'8" x 12'6" (3.26 x 3.82 )

**Master Bedroom**  
13'6" x 14'10" (4.13 x 4.53 )

**Ensuite Shower Room**  
6'5" x 7'7" (1.96 x 2.33)

**Bedroom Two**  
13'6" x 12'4" (4.13 x 3.76)

**Bedroom Three**  
12'4" x 9'2" (3.78 x 2.80)

**Granny Flat**  
13'5" x 6'10" (3.99 x 1.83)

**Family Bathroom**  
6'7" x 8'10" (2.03 x 2.71)

### GRANNY FLAT MEASUREMENTS

**Lounge / Utility**  
12'4" x 12'7" (3.77 x 3.85)

**Boot Room**  
9'7" x 7'4" (2.93 x 2.25 )

**Bedroom (TV Room)**  
12'5" x 11'10" (3.80 x 3.61)

**Shower Room**  
13'7" x 9'4" (4.15 x 2.87)

**Conservatory**  
9'11" x 23'11" (3.04 x 7.29)



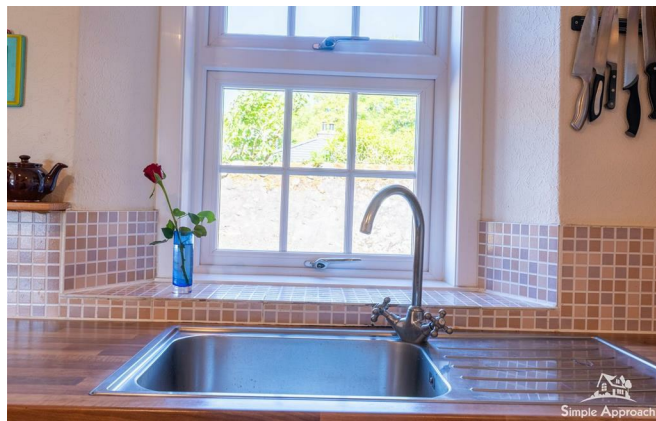


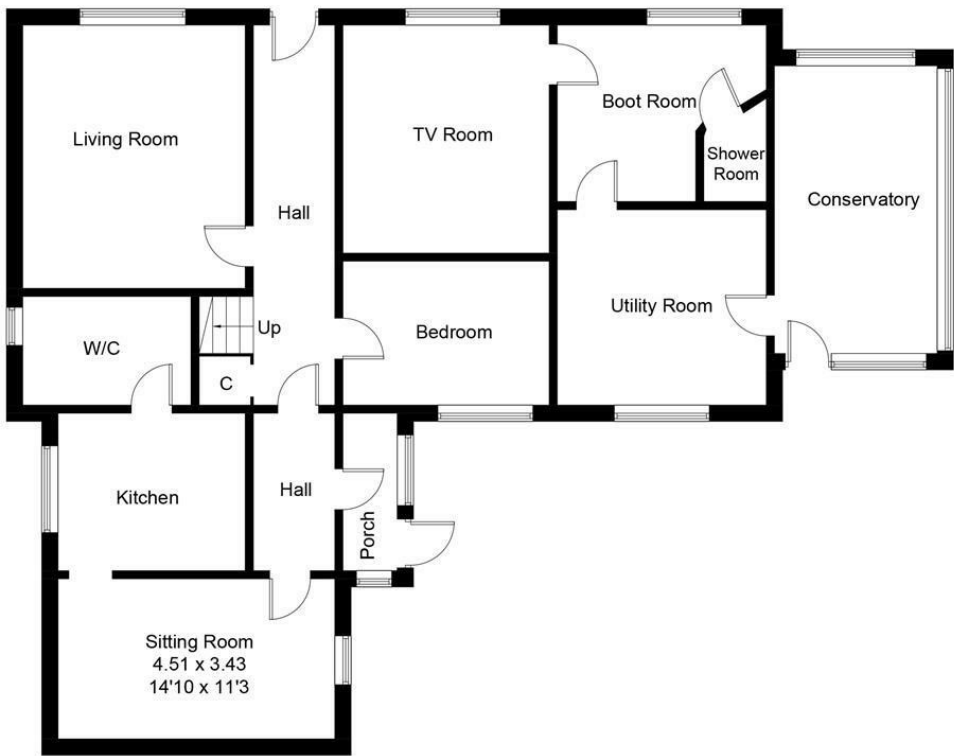


- Sizable, Detached House Set On A Generous Plot
- Ideal Family Home
- Close To All Local Amenities

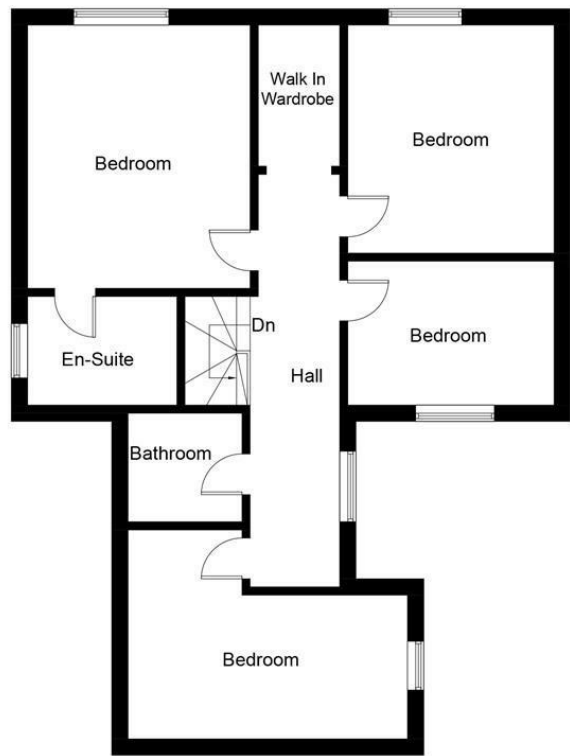
- Semi-Detached Double Garage
- Large Driveway For Multiple Vehicles
- Last Sold in 2007

- Annex With Additional Bedroom, Lounge, Dressing Room, Shower & Conservatory
- Spacious Accommodation Throughout
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!



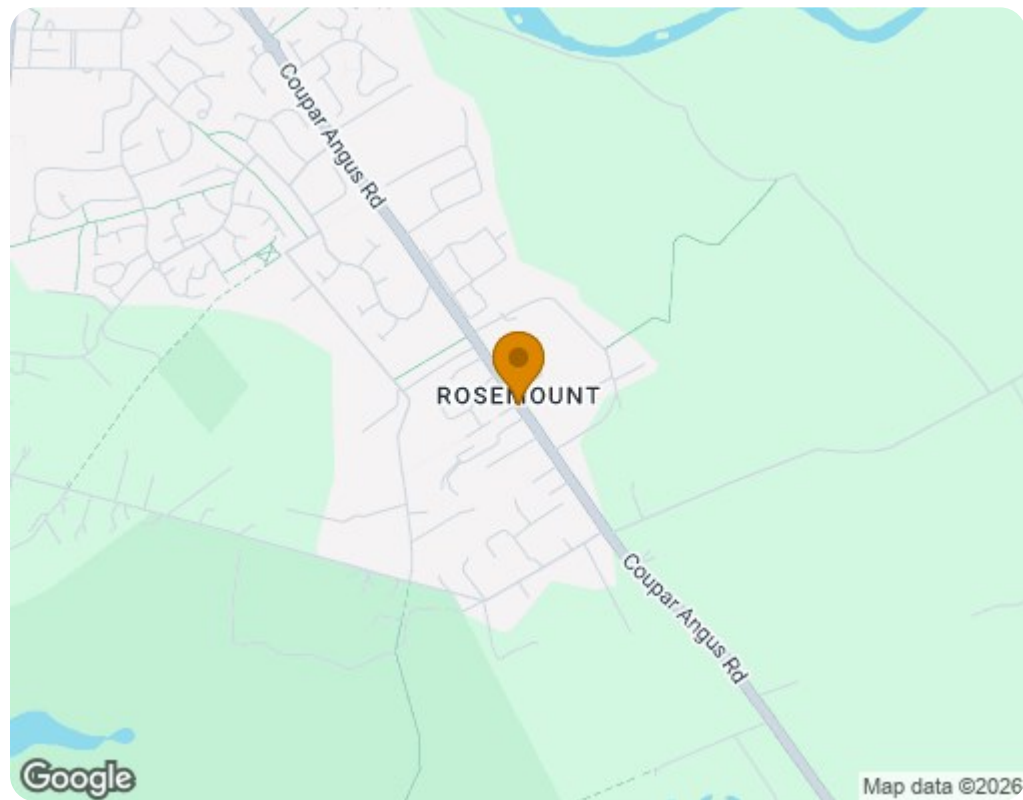


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201993)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		