



**21 Marlee Loch, Blairgowrie  
PH10 6SD**  
**Offers over £69,950**

Simple Approach are delighted to welcome this lovely 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 kitchen/ lounge making this the ideal space to entertain guests. two double bedrooms with the master room boasting useful built-in storage and a modern bathroom. This property benefits from it's own private garden space, decking and parking to the front for two cars. Marlee Residential Park Homes are designed to cater for the over 50s on a private residential secure development and the park owners pride themselves in having the best-designed homes in todays 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 on being close to all local amenities nearby.

**Lounge/ Kitchen**

19'4" x 11'9" (5.91 x 3.60)

**Entrance Hallway**

14'0" x 3'8" (4.27 x 1.12)

**Bedroom**

7'4" x 7'10" (2.24 x 2.39)

**BAthroom**

7'9" x 6'3" (2.37 x 1.92)

**Bedroom**

9'9" x 9'6" (2.98 x 2.91)





- Residential Park Home
- Semi-rural Living
- Pets Allowed
- Two Double Bedrooms
- Move-In Condition Throughout
- Private Garden and Parking
- Over 50 Years Site





#### 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	