

Simple Approach



**6 Keillor Steadings, Blairgowrie  
PH13 9FT**

**Offers over £299,950**



Simple Approach are delighted to welcome this immaculately presented, detached house in Keillor Steadings to the Perthshire market. Just a few miles from the idyllic hamlet of Kettins near Blairgowrie this sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality fixtures and finishings present throughout each generously-proportioned living space. Having been kept to a very high standard throughout this property is truly the perfect example of a home retaining its character with the benefits of being presented in pristine condition from the outset. This unique property offers stylish accommodation across two floors with the majority of the living space set across the ground floor, ideal for the mature buyer or those seeking easy living across one accessible level. This family home is a rare addition to the market and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming property set on a great plot, boasting sought-after features such as a garage, ample off-street parking on the driveway and sizeable, beautifully maintained grounds to the front and rear which only viewing will confirm to the purchaser.

**Lounge**

13'1" x 17'9" (4.01 x 5.42)

**Kitchen / Dining Room**

12'2" x 19'10" (3.72 x 6.05)

**Utility Room**

5'5" x 8'8" (1.67 x 2.66)

**Master Bedroom**

12'3" x 10'7" (3.75 x 3.25)

**Downstairs WC**

6'7" x 4'9" (2.02 x 1.46)

**Bedroom Two**

10'9" x 9'2" (3.28 x 2.80)

**Bathroom**

5'11" x 10'7" (1.82 x 3.24)

**Bedroom Three**

11'1" x 7'4" (3.39 x 2.25)

**Bedroom Four**

8'7" x 10'0" (2.63 x 3.07)

**Bedroom Five**

10'7" x 11'1" (3.24 x 3.39)

**Ensuite**

5'11" x 7'10" (1.82 x 2.41)

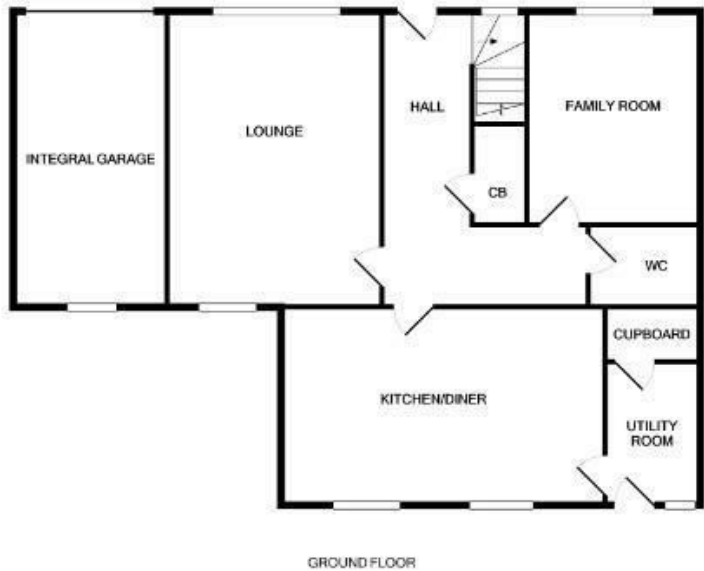




- Four Generous Double Bedroom's
- Private Front and Rear Garden
- Great Sought After Location Just 2/3 Miles From Kettins
- Spacious Kitchen with Ample Dining Space
- Immaculate Move in Condition Throughout
- Gas Central Heating and Double Glazing
- Dedicated Family Room / Fifth Bedroom
- Ample Parking







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		97
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		