



Berryfield West Altamount Lane, Blairgowrie, PH10 6EH
Offers over £220,000





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- Generous detached bungalow
- 2 double bedrooms
- Gas central heating
- Off-street parking
- Easy access to amenities

- Secluded location
- Living room with dining area
- Double glazing
- Very private garden grounds
- Scope for extending

Home Report Value £240,000

This attractive 2 bedroom detached bungalow enjoys a very peaceful position within the Perthshire town of Blairgowrie. Offering light and spacious accommodation throughout, the property is nestled within colourful garden grounds which enjoy a high degree of privacy. The property also features off-street parking, double glazing and gas central heating.

The accommodation consists of an entrance vestibule, central hallway, a large living room opening into a bright dining area, a kitchen, bathroom and two bedrooms. The largest bedroom was previously two separate bedrooms and could be easily reinstated if desired. The property sits centrally within the very private garden grounds which consist of large areas of lawn, mature trees and shrubs, colourful planted borders and a slabbed patio. There is also a gated driveway providing off-street parking.



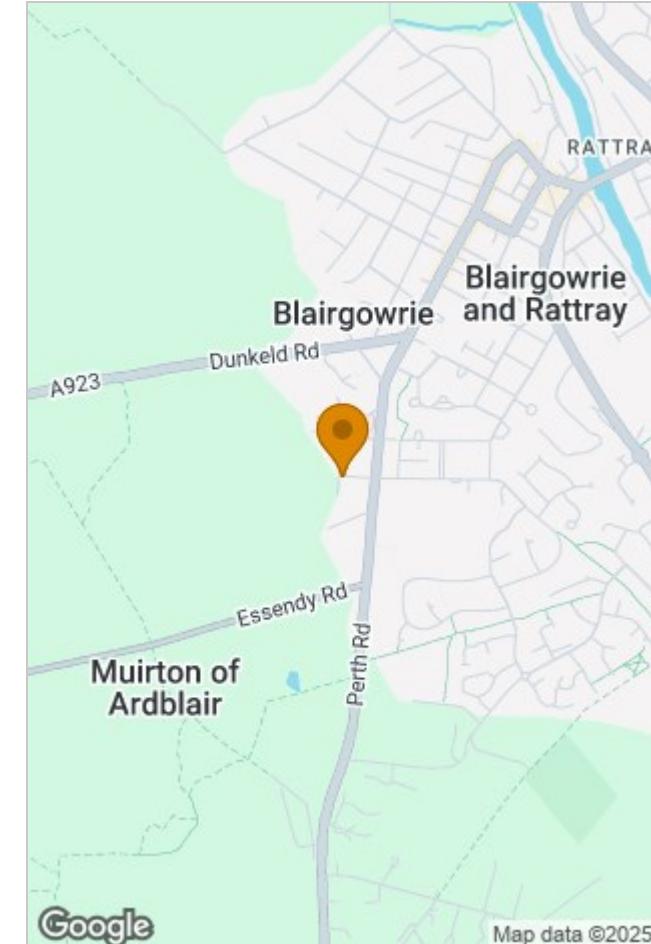
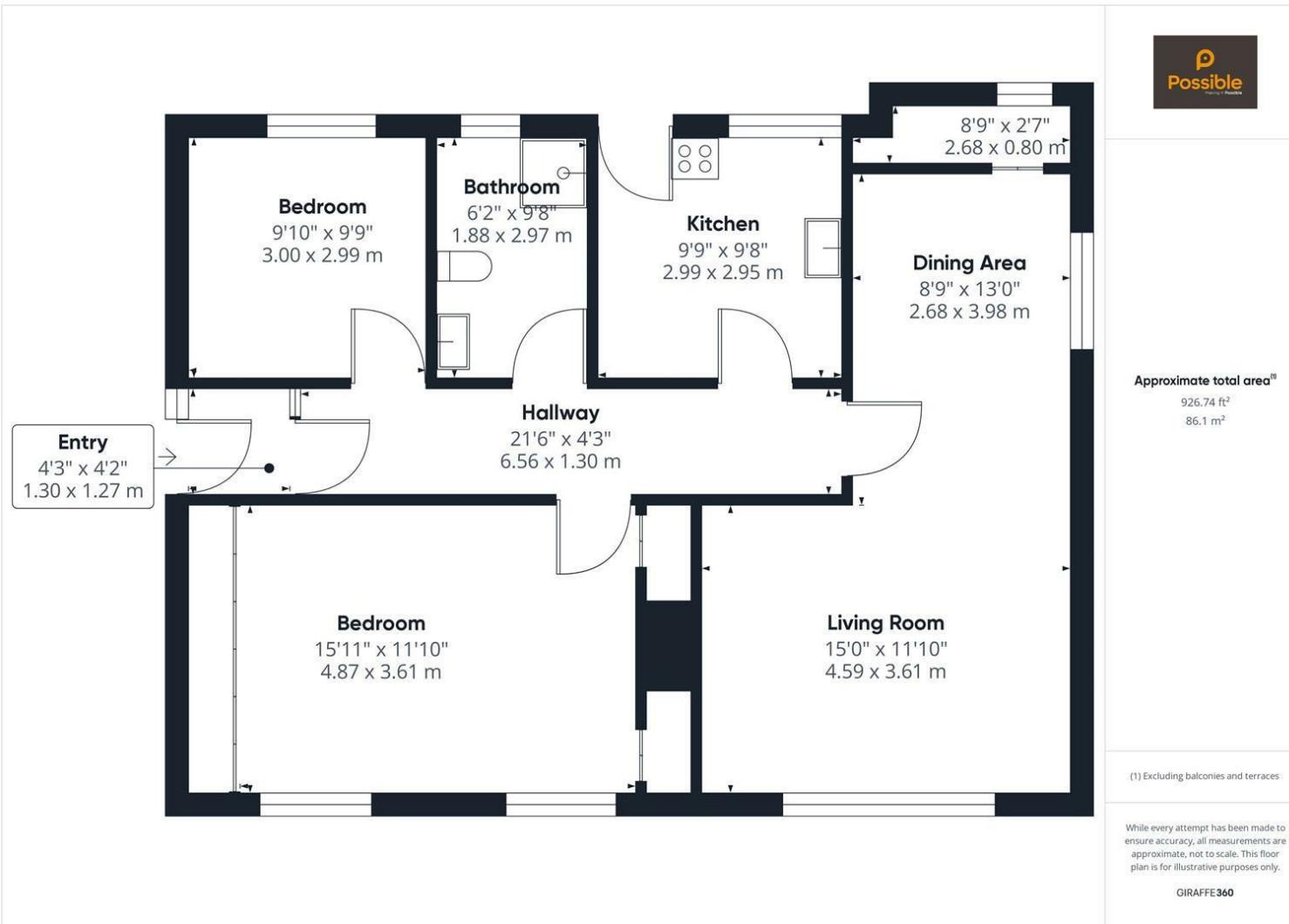


Location

Local amenities are available within walking distance, including supermarkets, schooling, regular bus service and various local shops and cafes. The property is also well placed for the daily commuter, with excellent transport links to Perth, Dundee and nearby cities.







Viewing

Please contact our Perth Office on 01738 260 035
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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