



Braeside North Street, Blairgowrie, PH13 9PB

Offers Over £169,950



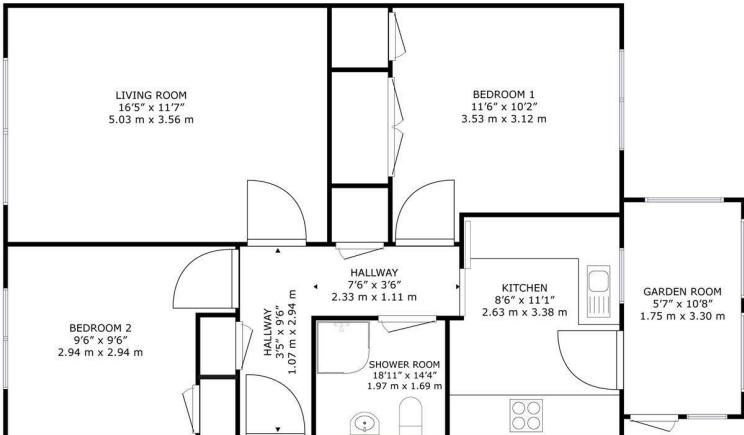
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The bungalow features a well-appointed bathroom, ensuring all your daily needs are met with ease. The property's design allows for easy living, with all essential amenities conveniently located on one level, making it particularly suitable for those who prefer to avoid stairs.

Externally, the property boasts a generously sized garden, providing the perfect retreat for relaxing during the summer months. Off-street parking is available, and the property also benefits from a private garage.

Situated in the picturesque surroundings of Blairgowrie, residents can enjoy the tranquillity of village life while still being within easy reach of local shops, schools, and recreational facilities. The area is known for its stunning natural beauty, offering plenty of opportunities for outdoor activities such as walking and cycling.

- 2 cosy bedrooms
- Spacious reception room
- Semi-detached bungalow
- Located in Burrelton
- Close to local amenities
- Easy access to Blairgowrie
- Ideal for small families
- Viewing recommended



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GROSS INTERNAL AREA
TOTAL: 665 sq.ft, 61.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	



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