



**17 David Farquharson Road, Blairgowrie, PH10 6FD**  
**Offers Over £165,000**

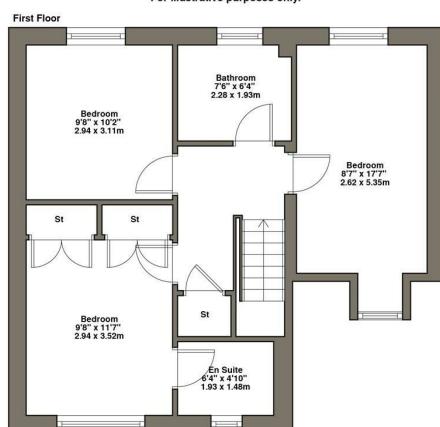
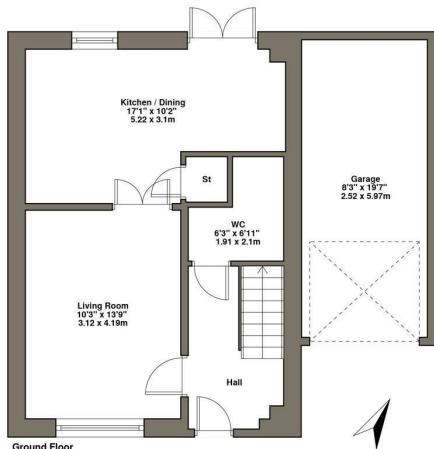


Accommodation comprises: Ground Floor - entrance hall, lounge, dining/kitchen and cloakroom with WC. First Floor - landing, master bedroom with en suite shower room, two additional bedrooms and a family bathroom.

The property benefits from gas central heating and is double glazed throughout.

Externally, the front garden is mainly laid to lawn with a paved pathway to the entrance door. There is also a single garage. The enclosed rear garden is laid to lawn. EPC - C

- 3 Bedrooms
- Double Glazing
- Driveway
- Gas Central Heating
- Master En Suite Shower Room
- Off Street Parking
- Private Garden
- Single Garage
- Sought After Location



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A | 92                      |           |
| (81-91)                                     | B | 78                      |           |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A | 93                      |           |
| (81-91)   | B | 78                      |           |
| (69-80)   | C |                         |           |
| (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 |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.