



Bridgend High Street, Blairgowrie, PH13 9NX

Offers Over £245,000



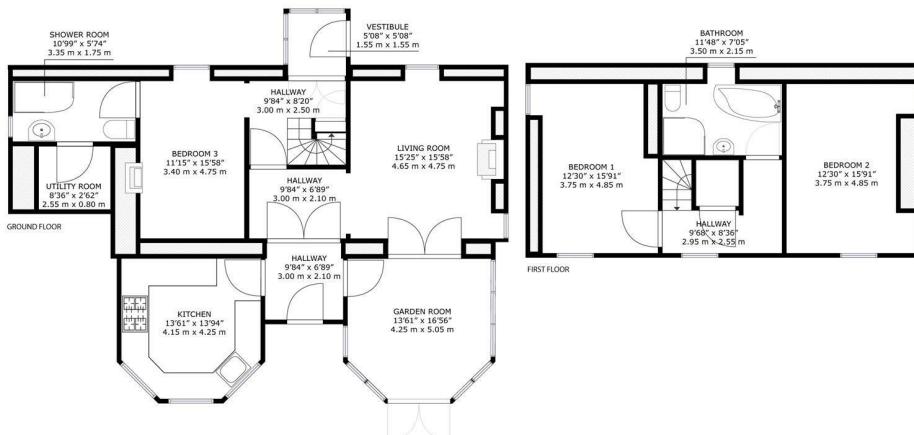
Presented across two floors, the accommodation comprises: GROUND FLOOR :- Entrance vestibule, hallway, bedroom, ensuite shower room, utility room, rear hall, dining kitchen, lounge featuring a log burning fireplace and sun room, leading to the garden.
FIRST FLOOR :- Landing, bathroom and two bedrooms.

The large, private garden provides a tranquil space to relax during the warmer months. There is also a paved patio area along with space for off street parking.

Location: Set within a highly sought after location and surrounded by lovely countryside, this property is ideally situated to take advantage of all local amenities. Blairgowrie is just a short drive away, offering a selection of cafes, restaurants and shops, including a large supermarket. Burrelton provides easy access to Perth, Coupar Angus & Scone with Dundee being just a 30 minutes drive away.

Burrelton Primary School lies within the village. There is a choice of secondary schools in Perth along with Blairgowrie High School being just a short drive away.

- 3 Bedrooms
- Gas Central Heating
- Double Glazing
- Large Garden
- Village Location
- Sought-After Area
- Close To All Amenities
- Fireplace



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GROUND FLOOR: 1043 sq. ft, 96.9 m². FIRST FLOOR: 543 sq. ft, 50.5 m².
TOTAL: 1586 sq. ft, 147.4 m².
SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL SIZE MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(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	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	56
(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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