

Simple Approach



Estate Agents



**2, The Lomond Bendochy Park, Blairgowrie Road, Blairgowrie
PH13 9HW**

Fixed asking price £129,750

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Simple Approach are delighted to welcome The Lomond park home to the Perthshire market, set on the brand new Five Star development Bendochy Park. Bendochy Park is set on the edge of the ever desirable town of Blairgowrie with all local conveniences near by such as various supermarkets, cafes and restaurants all just a short distance away from the Park. The park itself is a brand new development made up of many bespoke park home lodges all designed with great contemporary style, sophisticated, elegant finishes and modern interior throughout all while being environmentally friendly.

The Ericht consist of bright and spacious accommodation throughout, comprising; a sizable lounge with large windows allowing for a bright and airy feel throughout the generously proportioned room, a stylish modern fitted kitchen with adjoining dining room – perfect for entertaining. There are two double bedrooms both with fitted wardrobes and a master ensuite, and a further elegant family bathroom completes this stunning home.

There are numerous sight seeing activities and past times within the area including beautiful countryside walks directly linked to the park, a bus stop with frequent services to both Perth and Dundee, the park further benefits from being a secure gated community with full CCTV and NBR technology installed, as well as an automated barrier for added security, having onsite groundskeepers, mains gas supply and a 10 year guarantee on all new homes. Viewing is essential to appreciate the overall size, admirable location and excellent finishes on offer here at Bendochy Park.

Lounge

20'8" x 18'11" (6.32 x 5.79)

Kitchen

9'1" x 13'5" (2.78 x 4.11)

Bathroom

5'0" x 6'8" (1.54 x 2.05)

Master Bedroom

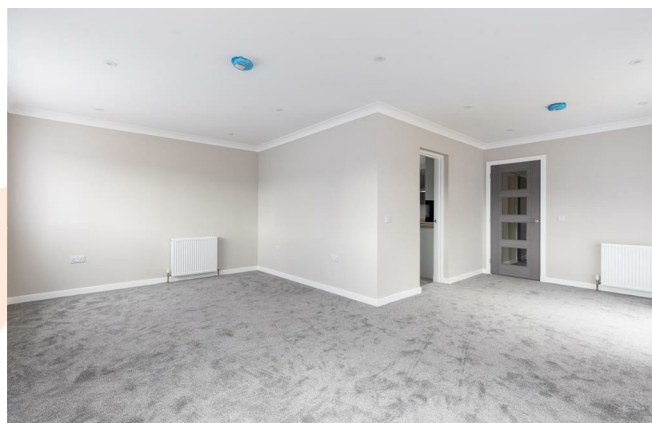
9'1" x 11'9" (2.77 x 3.59)

Ensuite

7'4" x 4'7" (2.25 x 1.41)

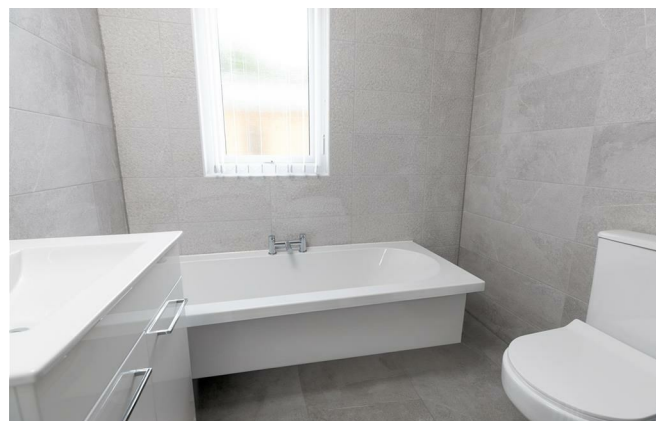
Bedroom

9'10" x 9'0" (3.02 x 2.76)





- Luxury Park Home
- Two Sizable Bedrooms With Master Ensuite & Walk In Wardrobe
- Secure Site With CCTV & Barrier For Access
- Beautifully Presented Throughout
- Chic Modern Fitted Kitchen
- £100pcm Ground Rent
- Brand New 5 Star Development
- Stunning Surroundings
- Available 365 Days A Year





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