

Simple Approach



Estate Agents



**1, The Rannoch Bendochy Park, Blairgowrie Road, Blairgowrie  
PH13 9HW**

**Fixed asking price £174,750**

# 1, The Rannoch Bendochy Park, Blairgowrie Road, Blairgowrie, PH13 9HW

Simple Approach are delighted to welcome The Rannoch 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 Rannoch is a beautifully presented open plan design, walking into a stunning unrestricted kitchen/diner with ample space for dining and further benefiting from a lovely breakfast bar feature, to the left you will find a bright and spacious lounge with large windows allowing for an abundance of natural light to fill the generously proportioned room. There are two generous bedrooms with a master ensuite and luxury walk in wardrobe space. A further attractive bathroom and home study completes this lovely park 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 NVR 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.

**Kitchen & Dining Area**  
21'9" x 18'0" (6.42 x 5.49)

**Bathroom**  
5'5" x 6'5" (1.67 x 1.97)

**Lounge**  
12'3" x 21'0" (3.74 x 6.42)

**Bedroom**  
8'4" x 10'2" (2.56 x 3.11)

**Master Bedroom**  
10'1" x 13'0" (3.09 x 3.98)

**Dressing Room**  
5'8" x 10'2" (1.73 x 3.10)

**Ensuite**  
3'10" x 7'8" (1.18 x 2.36)

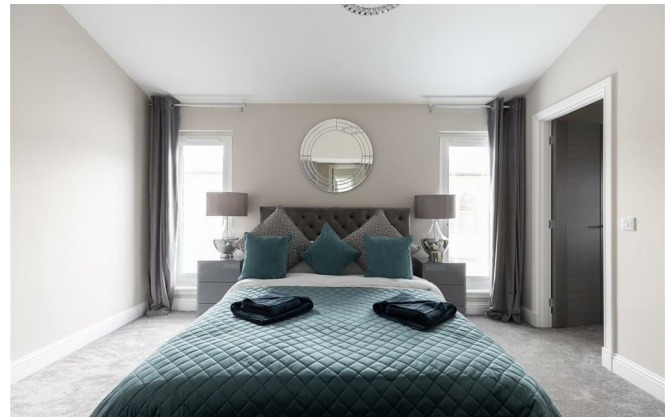
**Office**  
6'6" x 5'7" (1.99 x 1.71)








- Brand New 5 Star Development
- Two Sizable Bedrooms With Master Ensuite & Walk In Wardrobe
- £100pcm Ground Rent
- Only Available On The Development On A Large Corner Plot
- Available 365 Days A Year
- Stunning Open Plan Kitchen/Diner
- Secure Site With CCTV & Barrier For Access
- Excellent Finishing's & Contemporary Style Throughout
- Private Driveway
- 107sq Meters - 53 x 22 ft





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