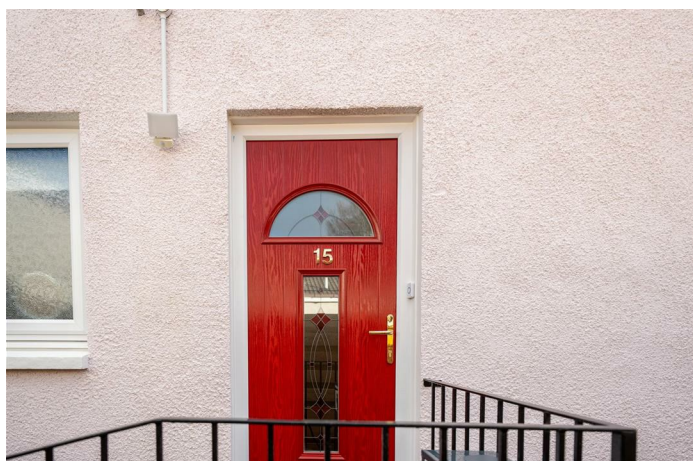


Simple Approach



**15 Berrydale Road, Blairgowrie
PH10 6UA**

Offers over £169,950

Simple Approach are delighted to welcome this beautifully presented semi-detached bungalow to the residential sales market. Situated on Berrydale Road in the ever-desirable Blairgowrie, this property is ideally placed to take advantage of all local amenities which are to be found just a short distance away. The accommodation is set across one accessible floor, comprising of a bright and spacious lounge with large floor to ceiling window, a new good-sized kitchen (which gives access to the rear garden via French doors), two generous bedrooms (the master bedroom benefitting from a walk-in wardrobe) and a fresh new bathroom with Carronite bath and overhead shower. The property benefits from gas central heating, new double glazing, a well-maintained rear garden with new boundary fencing, patio and shed and, to the front of the property, there is a large private driveway and newly planted boundary hedging. Viewing is essential to appreciate the space and excellent location on offer here at Berrydale Road.

Lounge

16'2" x 9'7" (4.95 x 2.94)

Kitchen

9'10" x 7'4" (3.02 x 2.25)

Master Bedroom

9'10" x 9'9" (3.01 x 2.99)

Bedroom Two

9'6" x 7'7" (2.92 x 2.33)

Bathroom

6'8" x 5'11" (2.04 x 1.81)





- Semi Detached Bungalow
- Two Bedrooms, Master With Walk-in Wardrobe
- New Kitchen
- New Boundary Fence
- Gas Central Heating
- Bright & Spacious Lounge
- Large Private Driveway
- New Double Glazing Throughout
- New Bathroom
- Well Maintained Rear Garden With Shed



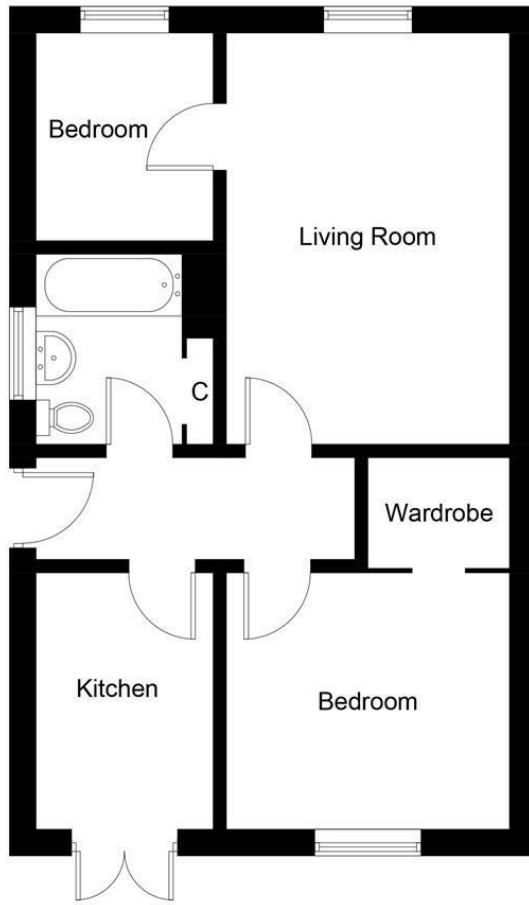
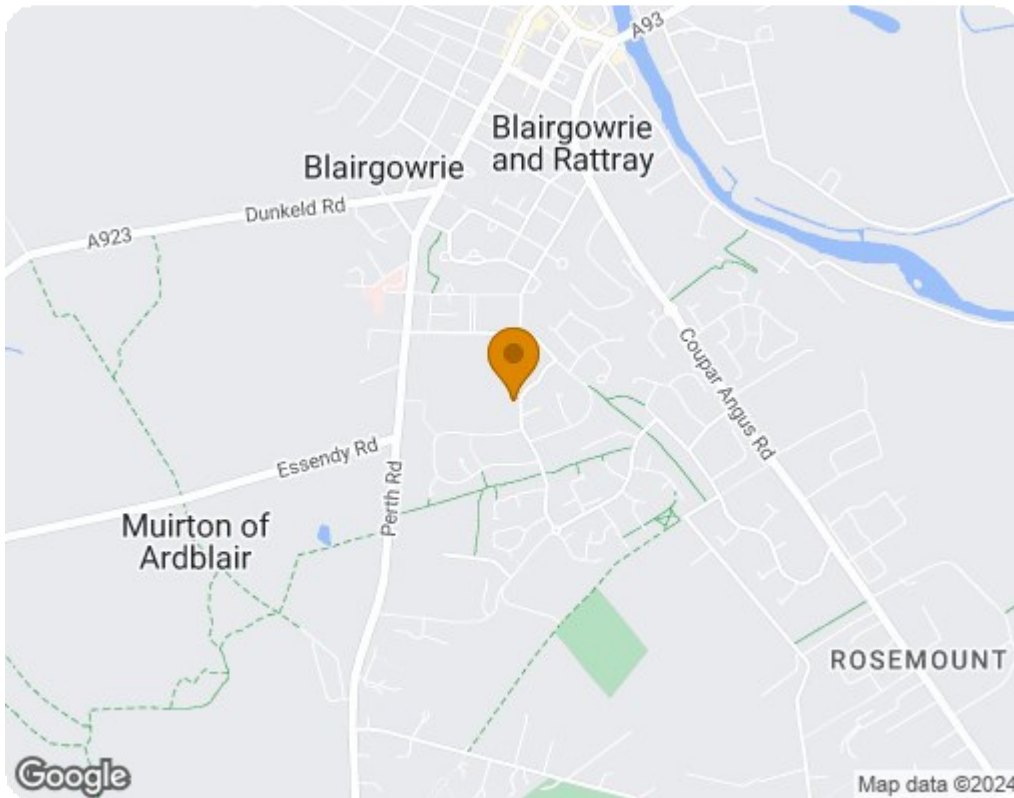


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049896)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(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			92
(81-91) B			
(69-80) C		73	
(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	