

Simple Approach



Estate Agents



**The Rosemount 13 Bendochy Park, Blairgowrie  
PH13 9FA**

**Fixed asking price £143,000**

## The Rosemount 13 Bendochy Park, Blairgowrie, PH13 9FA

Simple Approach are delighted to welcome The Lomond holiday 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 Rosemount consist of bright and spacious accommodation throughout, comprising; a sizeable, open plan lounge / stylish kitchen with ample space for dining and large windows allowing for a bright and airy feel throughout the generously proportioned room, a useful utility room, three generous bedrooms with a master ensuite and a further chic family bathroom.

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 NPR technology installed, as well as an automated barrier for added security, having onsite groundskeepers, mains gas supply and a 10 year / 50000 mile warranty on all new homes. Viewing is essential to appreciate the size, location and excellent finishes on offer here at Bendochy Park.

**Lounge / Kitchen / Dining**  
20'3" x 19'0" (6.18 x 5.81)

### Master Bedroom

14'4" x 9'2" (4.39 x 2.80)

### En-Suite

9'1" x 4'9" (2.78 x 1.47)

### Bedroom Two

12'9" x 9'1" (3.91 x 2.79)

### Bedroom 3

12'7" x 9'1" (3.86 x 2.78)

### Cloak Area and Utility Space

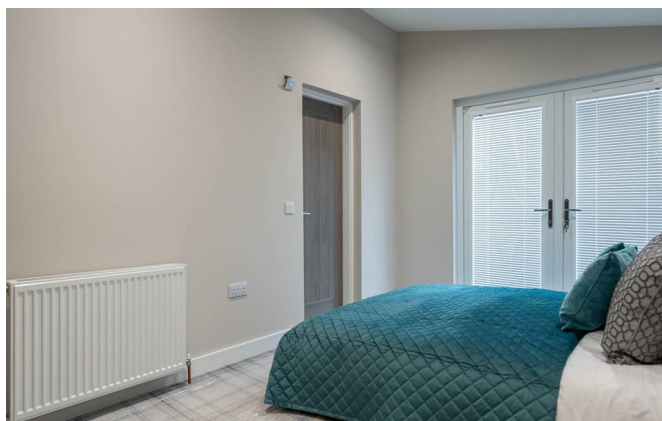
11'0" x 5'8" (3.36 x 1.75)

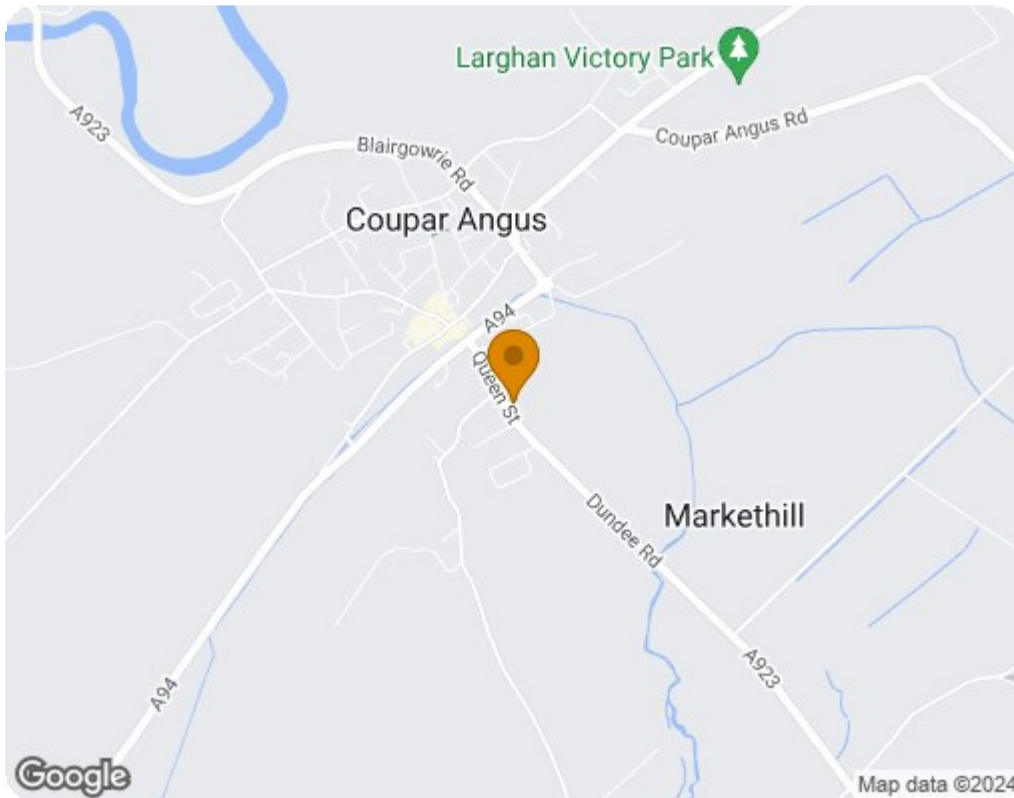
### Main Bathroom






- Luxury Holiday Home
- Open Plan Lounge / Kitchen / Dining Area
- Stunning Surroundings
- Highly Sought After Location
- Immaculately Presented Throughout
- Three Generous Bedrooms (Master Ensuite)
- £100pcm Ground Rent
- Brand New 5 Star Development
- Secure Site With CCTV & Barrier For Access
- Open 365 Days A Year





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC 