

Simple Approach



**The Ericht 20 Bendochy Park, Blairgowrie  
PH13 9FA**

**Fixed asking price £150,000**

## The Ericht 20 Bendochy Park, Blairgowrie, PH13 9FA

Simple Approach are delighted to welcome The Ericht 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 Ericht consist of bright and spacious accommodation throughout, comprising; a sizable lounge with lovely patio doors creating a bright and airy feel, a stylish modern fitted kitchen – perfect for entertaining. A useful utility room, two double bedrooms both with fitted wardrobes a master ensuite and elegant 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 NPR technology installed, as well as an automated barrier for added security, having onsite groundskeepers, mains gas supply and a 10 year warranty on all new homes. Viewing is essential to appreciate the overall size, admirable location and excellent finishes on offer here at Bendochy Park.

**Lounge/Dining**  
22'10" x 20'7" (6.98 x 6.26)

**Kitchen**  
9'9" x 9'6" (2.98 x 2.90)

**Utility Space**  
9'11" x 5'5" (3.04 x 1.67)

**Master Bedroom**  
15'2" x 9'9" (4.63 x 2.98)

**Dressing Area**  
9'9" x 3'3" (2.98 x 1.00)

**Shower Room**  
9'9" x 3'10" (2.98 x 1.18)

**Bedroom Two**  
12'4" x 9'10" (3.77 x 3.00)

**W/C**  
6'0" x 4'3" (1.83 x 1.32)






- Luxury Holiday Home
- Two Generous Bedrooms With Master Ensuite
- Open 365 Days A Year
- £100pcm Ground Rent
- Beautifully Presented Throughout
- Chic Modern Fitted Kitchen
- Secure Site With CCTV & Barrier For Access
- Brand New 5 Star Development
- Individual Driveway
- 50 x 20 ft- 94sq Meters





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 