

Simple Approach



**Karvin Cottage 8A, North Street, Blairgowrie  
PH12 8TT**

**Offers over £299,995**



Simple Approach are pleased to welcome this charming, detached bungalow on North Street, Newtyle to the residential sales market. Set within a highly sought after location, this lovely property comes to the market in excellent move in condition and enjoys stylish, modern interior throughout each generously proportioned living space.

Karvin Cottage is set across one accessible floor, comprising of a contemporary fitted kitchen, an open plan lounge / dining area, three generous bedrooms with a master ensuite and a further chic family bathroom. Practical attributes include gas central heating and double glazed windows throughout. Externally the property enjoys a generous plot of land with well maintained garden grounds to the front and rear, a sizeable garage and private driveway.

This excellent property lends itself to a wide range of purchasers and would be an ideal home for any, mature couple, first-time buyer or growing family looking for a well-located property in great move-in condition. The property is ideally located to take advantage of all local amenities and facilities including schools, nearby shops and transport links. Viewing is essential to appreciate the space and location on offer here at Karvin Cottage.

**Kitchen**

17'8" x 11'9" (5.40 x 3.60)

9'6" x 8'6" (2.91 x 2.60)

**Lounge / Dining Area**

27'4" x 23'7" ( 8.34 x 7.20)

**Bathroom**

8'6" x 3'3" (2.60 x 1.0)

**Master Bedroom**

12'3" x 9'3" (3.74 x 2.83)

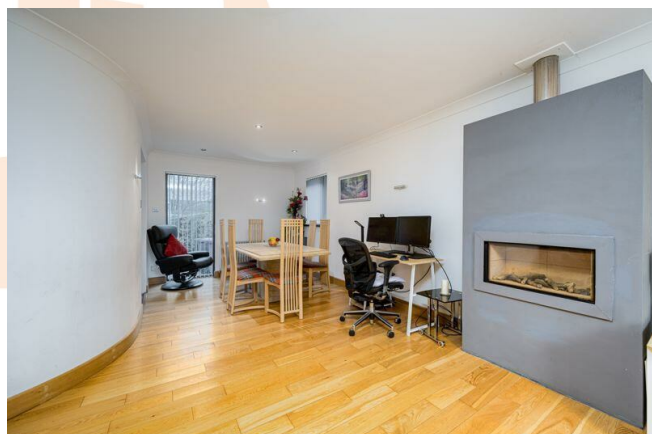
**Master Ensuite**

7'5" x 6'2" (2.27 x 1.90)

**Bedroom Two**

11'10" x 9'10" ( 3.63 x 3.01)

**Bedroom Three**





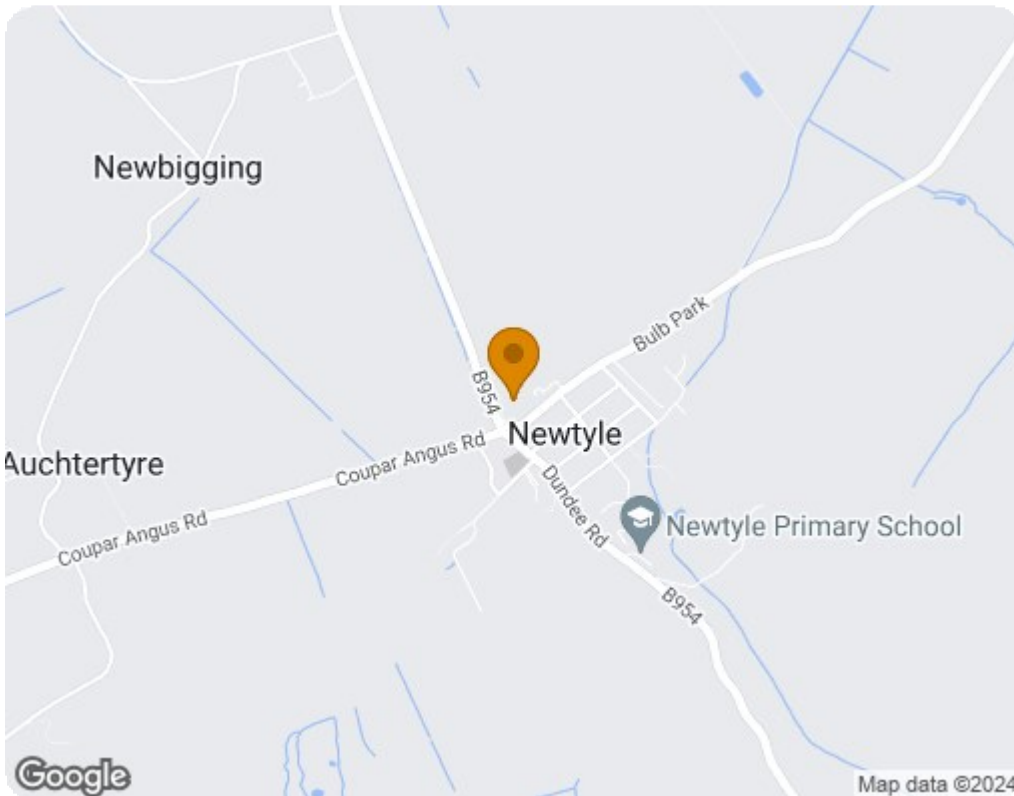
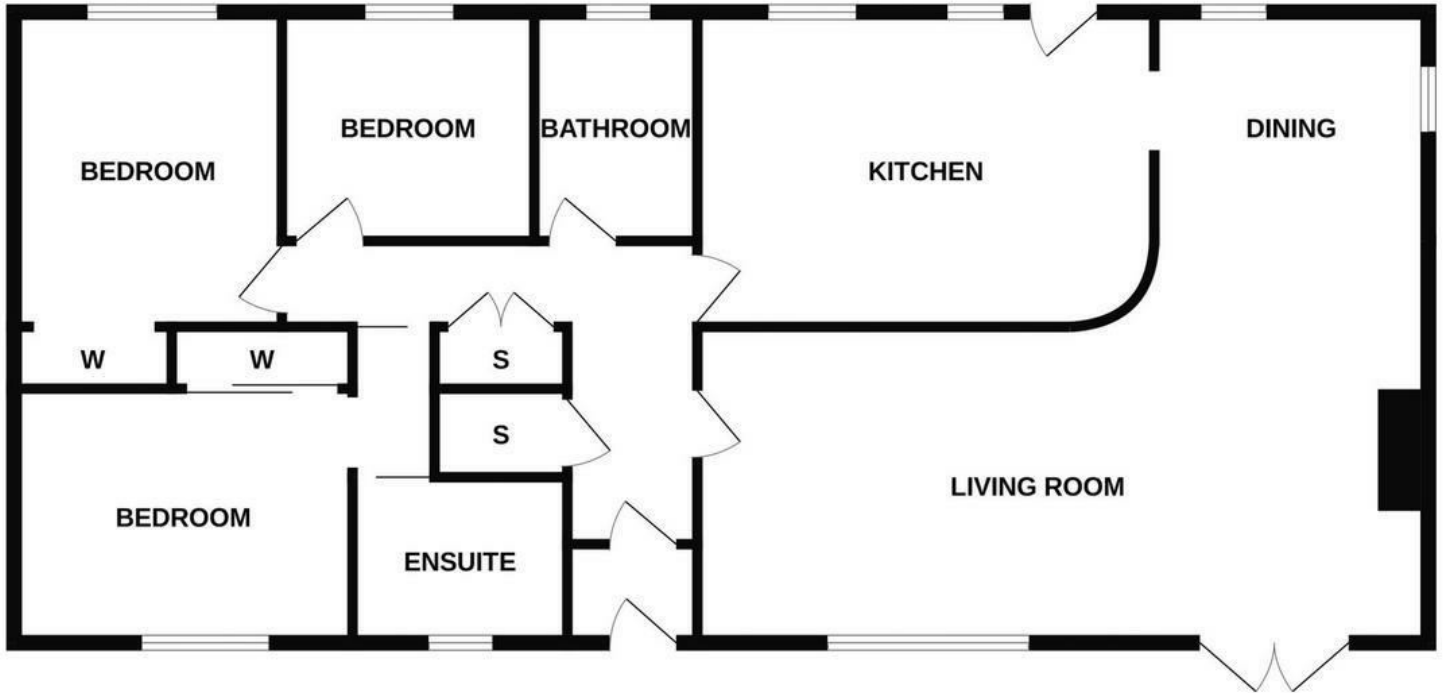
- Detached Bungalow
- Stylish Fitted Kitchen
- Gas Central Heating & Double Glazing
- Excellent Move In Condition

- Three Double Bedrooms
- Beautiful Garden Grounds
- Highly Sought After Location

- Open Plan Lounge / Dining Area
- Large Private Driveway & Sizeable Two Storey Garage
- Hot Tub & Summer House / Bar Area







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
Scotland 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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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		
Scotland EU Directive 2002/91/EC		