

Simple Approach



**The Redmyre 14 Arthurstone House, Blairgowrie
PH12 8QW**

Offers over £207,000

The Redmyre 14 Arthurstone House, Blairgowrie, PH12 8QW

Simple Approach are pleased to welcome this immaculately presented second floor flat set within a three storey former mansion house known as Arthurstone House. The accommodation is generous at approximately 99 square meters and offers modern, stylish interior along with enjoying picturesque views and stunning surroundings.

14 Arthurstone House comprises of; a welcoming entrance hallway, a bright and spacious lounge with a feature fireplace, a sizeable modern fitted kitchen, one generous bedroom and a chic bathroom. Practical attributes include gas central heating, double glazing, a secure video entry system, a private single garage and residential parking. The property further benefits from substantial garden grounds, two tennis courts and a communal drying green.

This lovely property comes to the market in pristine move in condition and is the ideal purchase for any buyer seeking a truly beautiful location along with a great amount of living space. Viewing is essential to appreciate all that Arthurstone House has to offer.

Lounge

20'4" x 20'4" (6.20 x 6.20)

Kitchen

13'9" x 11'5" (4.21 x 3.50)

Bedroom

19'10" x 16'5" (6.05 x 5.02)

Bathroom

9'7" x 5'4" (2.93 x 1.63)

Entrance Hallway

8'7" x 5'7" (2.62 x 1.71)





- Immaculate Second Floor Apartment
- Feature Fire Place
- Secure Video Entry System
- Impressive Garden Grounds
- One Very Generous Bedroom
- Modern Fitted Kitchen
- Two Tennis Courts
- Bright & Spacious Lounge
- Private Garage & Residential Parking
- Picturesque Surroundings



The Redmyre
14 Arthurstone House, PH12 8QW
 Gross internal area (approx)
94.57 sq.m (1018 sq.ft)

For Identification Only. Not To Scale.
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Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC