

Simple Approach



2, Greenvale Alexandra Street, Blairgowrie

PH11 8AS

Offers over £219,950

2, Greenvale Alexandra Street, Blairgowrie, PH11 8AS

Simple Approach are pleased to welcome this semi detached bungalow on Alexandra Street, Alyth to the residential sales market. Set within a highly sought after location, this lovely home comes to the market in good condition throughout. Offering spacious accommodation Greenvale comprises; a bright and spacious lounge, good sized kitchen, a conservatory, three generous bedrooms, a WC and a shower room. Practical attributes include gas central heating and full double glazing throughout. Externally the property is set on an impressive plot of land with a well manicured rear garden and a large private driveway. This fantastic home lends itself to a wide range of buyers such as growing families, couples or first time buyers seeking a very well located home in great move in condition. Viewing is essential to appreciate all that is on offer.

Lounge

16'0" x 13'2" (4.89 x 4.02)

Kitchen

10'1" x 9'5" (3.09 x 2.88)

Conservatory

10'9" x 10'2" (3.30 x 3.10)

Outdoor Utility Room

10'10" x 7'8" (3.31 x 2.34)

Bedroom One

12'0" x 16'2" (3.67 x 4.93)

Bedroom Two

13'10" x 11'9" (4.24 x 3.59)

Bedroom Three

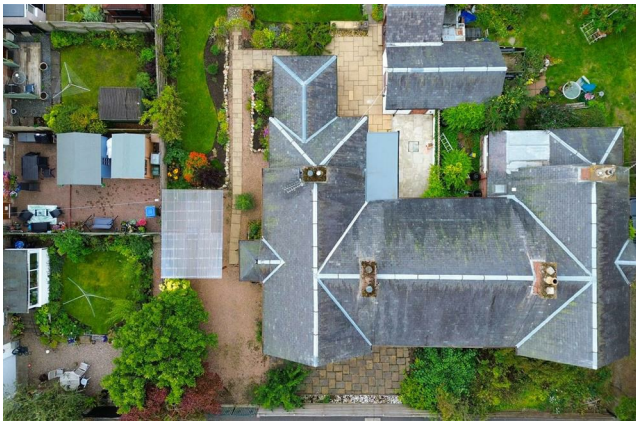
11'3" x 8'10" (3.43 x 2.71)

WC

5'6" x 2'7" (1.68 x 0.81)

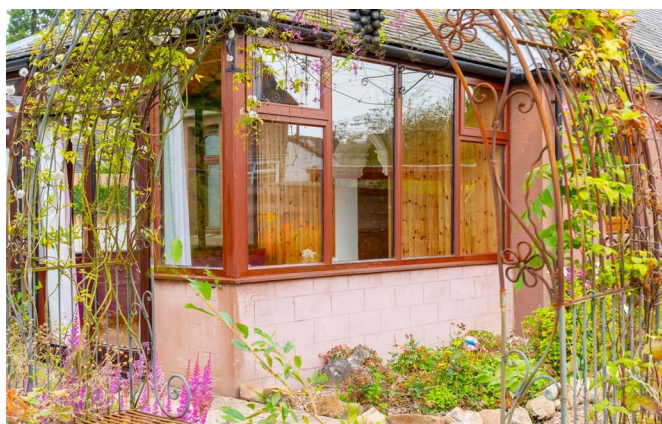
Shower Room

5'4" x 5'8" (1.65 x 1.73)





- Semi Detached Bungalow
- Bright & Spacious Lounge
- Well Manicured Garden
- Three Generous Bedrooms
- Conservatory
- Private Driveway
- Sought After Location
- Gas Central Heating & Double Glazing



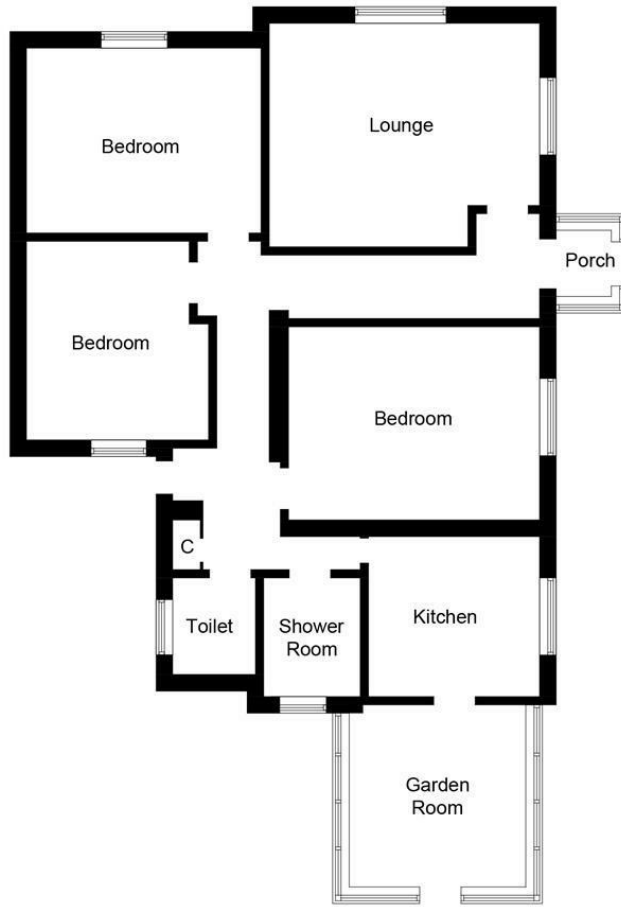
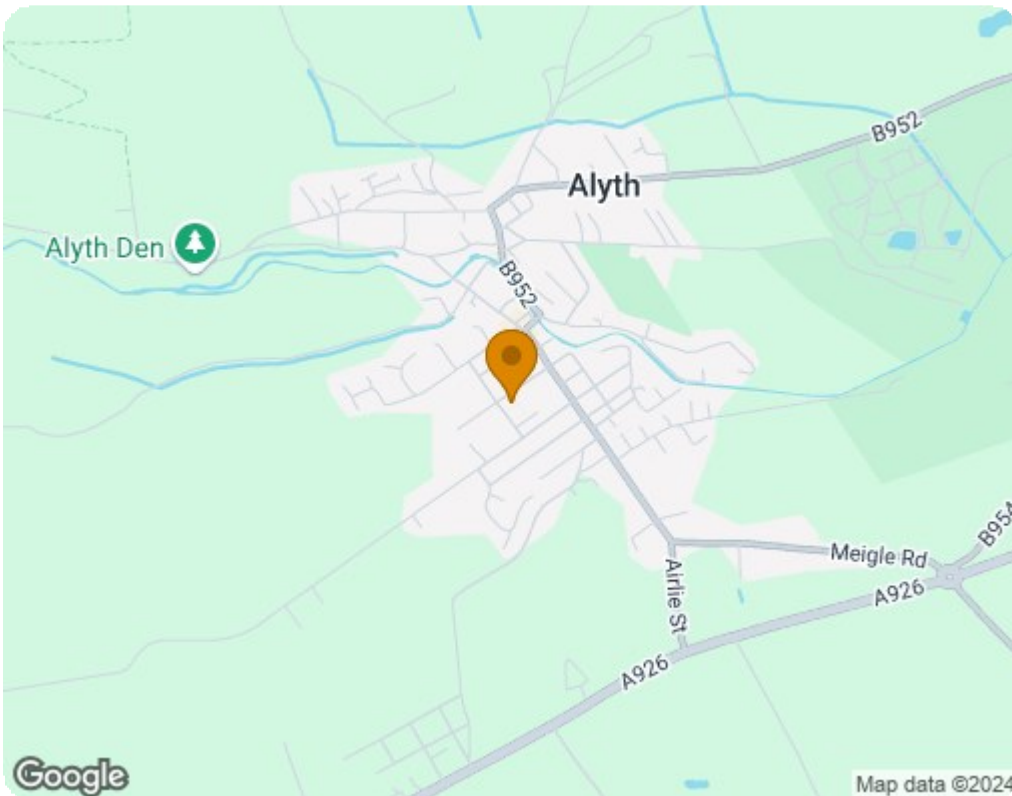


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116257)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(69-80) C		
(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