

Simple Approach



**Ardlebank High Street, Blairgowrie**

**PH13 9NS**

**Offers over £188,950**



Simple Approach are pleased to welcome this mid terraced house on High Street, Burrelton to the residential sales market. Set within a highly sought after location, this property is ideally situated to take advantage of all local amenities along with being just a short drive to further conveniences in the Town of Blairgowrie, Ardlebank comes to the market in good condition, comprising of; an entrance vestibule, a bright and spacious lounge with ample space for dining, sizeable kitchen, useful utility room, a downstairs WC, three generous bedrooms and a family bathroom. Practical attributes include gas central heating, full double glazing throughout and an impressive, private garden to the rear of the property. This lovely home lends itself to a wide range of buyers including first time buyers, couples or growing families seeking a well located home set within a highly desirable residential area. Viewing is essential to appreciate all that is on offer here at High Street, Burrelton.

**Lounge + Dining Area**

22'2" x 15'6" (6.78 x 4.73)

**Kitchen**

12'0" x 8'3" (3.67 x 2.54)

**Utility Room**

5'10" x 7'4" (1.80 x 2.25)

**Downstairs WC**

4'10" x 2'11" (1.49 x 0.91)

**Pouch**

8'3" x 6'3" (2.52 x 1.91)

**Bedroom One**

10'4" x 11'6" (3.17 x 3.52)

**Bedroom Two**

11'5" x 8'4" (3.49 x 2.56)

**Study Room**

10'8" x 12'5" (3.27 x 3.81)

**Bathroom**

6'5" x 5'2" (1.97 x 1.58)

**Upstairs WC**

3'8" x 1'7" (1.13 x 0.5)







- Mid Terraced House
- Good Sized Kitchen

- Three Generous Bedrooms
- Impressive Private Rear Garden

- Sizeable Front Facing Lounge
- Gas Central Heating & Double Glazing

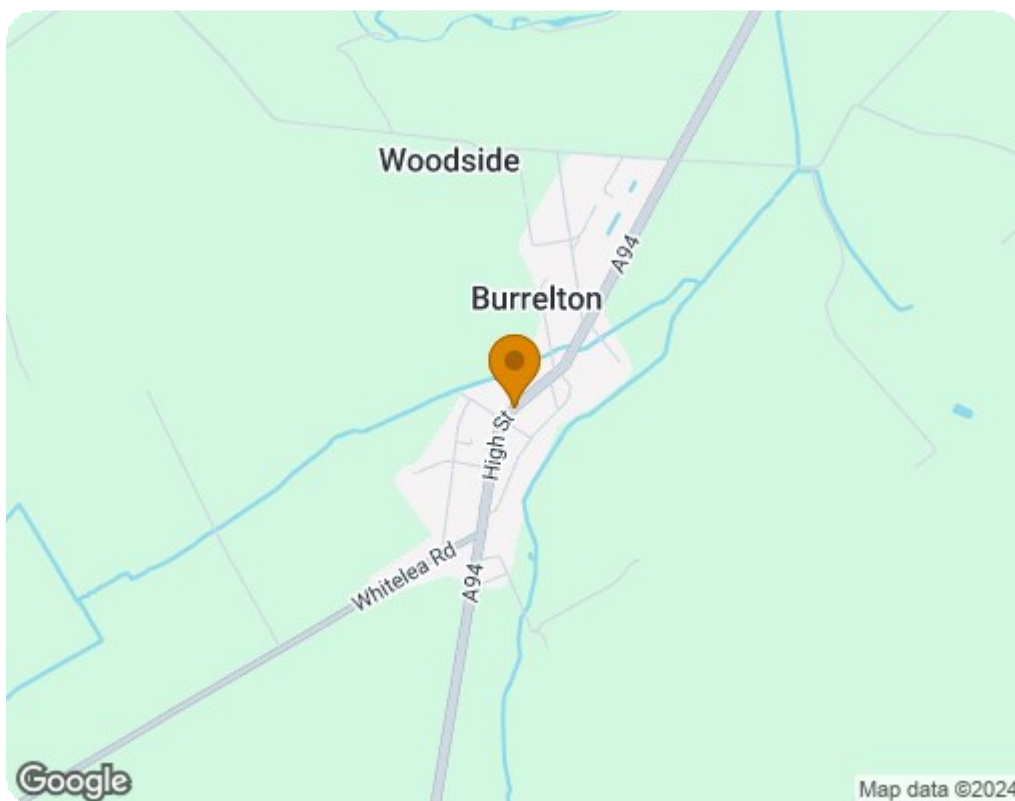




Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119445)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	84
(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>	
Not energy efficient - higher running costs	
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>	87
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	