

Simple Approach



**Ardlebank High Street, Blairgowrie
PH13 9NS**

Offers over £169,950

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 consciences in the Town of Blairgowrie, Ardlbank 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 an impressive, private garden to the rear of the property and a private parking place. 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 + Dinning 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

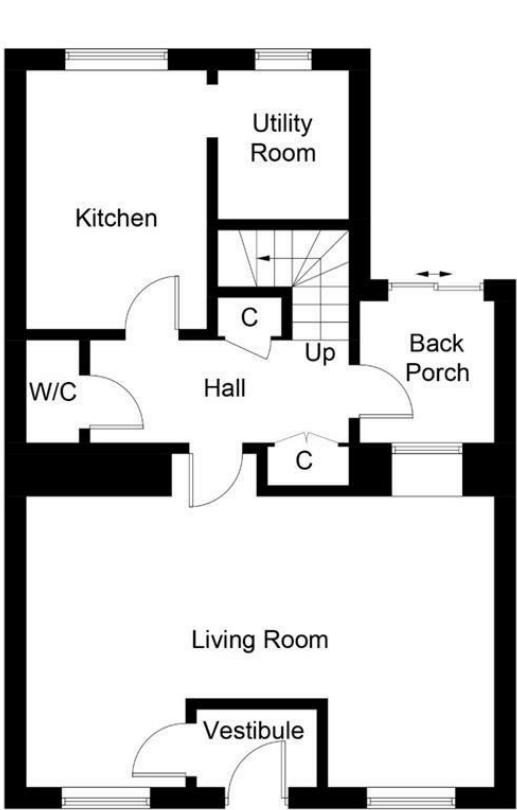
3'8" x 1'7" (1.13 x 0.5)



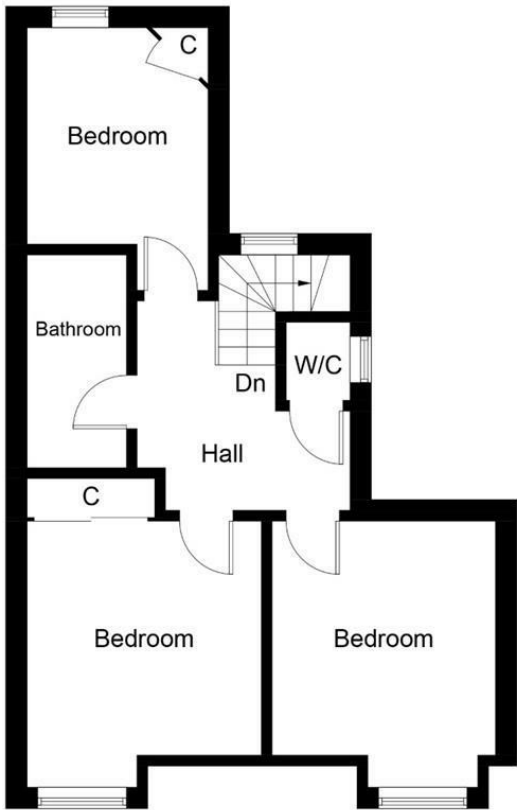


- Mid Terraced House
- Good Sized Kitchen
- Private Dedicated Parking Space
- Three Generous Bedrooms
- Impressive Private Rear Garden
- Sizeable Front Facing Lounge
- Gas Central Heating & Double Glazing



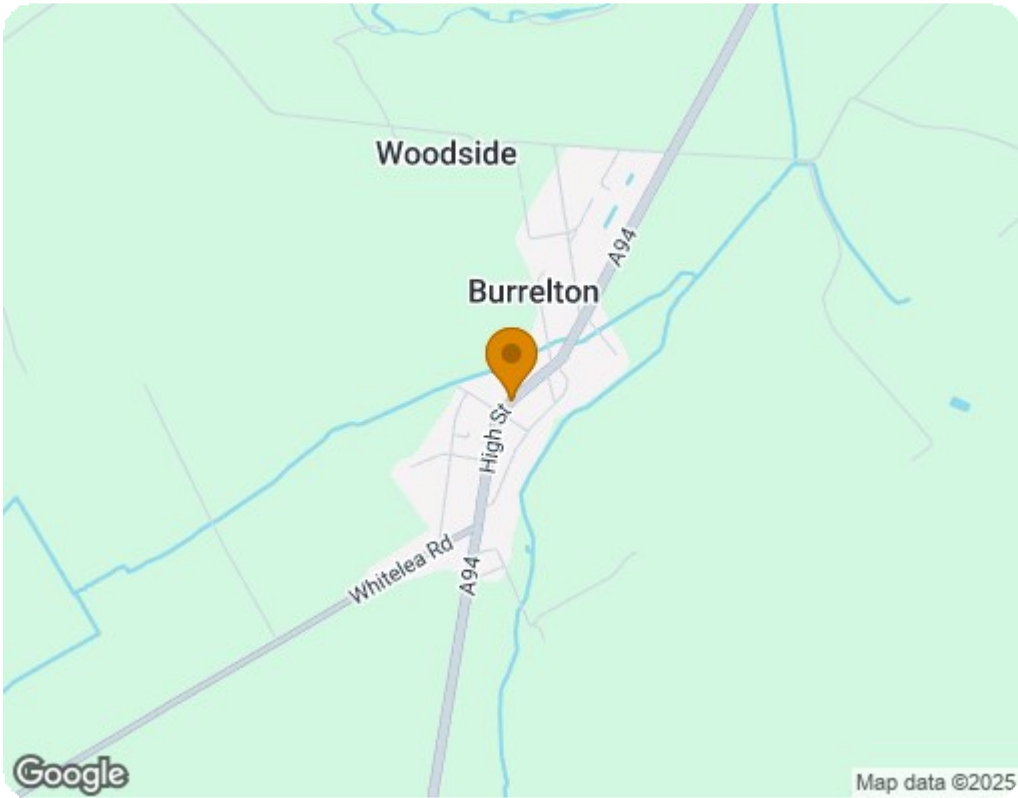


Ground Floor



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) A		84
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC