

Simple Approach



**Woodlands 1 The Orchards , Blairgowrie
PH13 9NQ**

Offers over £319,950

Simple Approach are delighted to welcome this well presented, detached bungalow to the residential sales market. This lovely home is well placed to take advantage of all local amenities along with being just a short drive away from Perth City Centre. Set within the desirable area of Woodside this property offers spacious accommodation set across one accessible floor, comprising of; a bright front facing lounge, a modern kitchen, dining room, conservatory, three generous bedrooms, a WC and a further bathroom. Externally the property benefits from a large private driveway, a garage and an impressive well maintained rear garden. Practical attributes include double glazing and gas fired central heating. This property is the ideal purchase for any growing family, first time buyer or mature couple looking for a well located home in good move in condition throughout. Viewing is essential to appreciate the overall size and excellent location on offer here at The Orchards.

Lounge

13'4" x 15'3" (4.07 x 4.67)

Kitchen

16'2" x 8'1" (4.93 x 2.47)

Master Bedroom

12'7" x 9'1" (3.86 x 2.77)

Bedroom Two

9'11" x 9'3" (3.03 x 2.83)

Bedroom Three / Office

9'10" x 7'5" (3.01 x 2.27)

Dining Room / Bedroom Four

10'9" x 9'10" (3.28 x 3.02)

Conservatory

10'8" x 10'2" (3.26 x 3.11)

Bathroom

9'11" x 5'9" (3.03 x 1.77)

WC

9'10" x 4'1" (3.02 x 1.26)





- Detached Family Home
- Conservatory
- Gas Central Heating & Double Glazing
- Three Generous Bedrooms
- Bright & Spacious Lounge
- Large Private Driveway
- Dining Room / Bedroom Four
- Impressive Garden Grounds



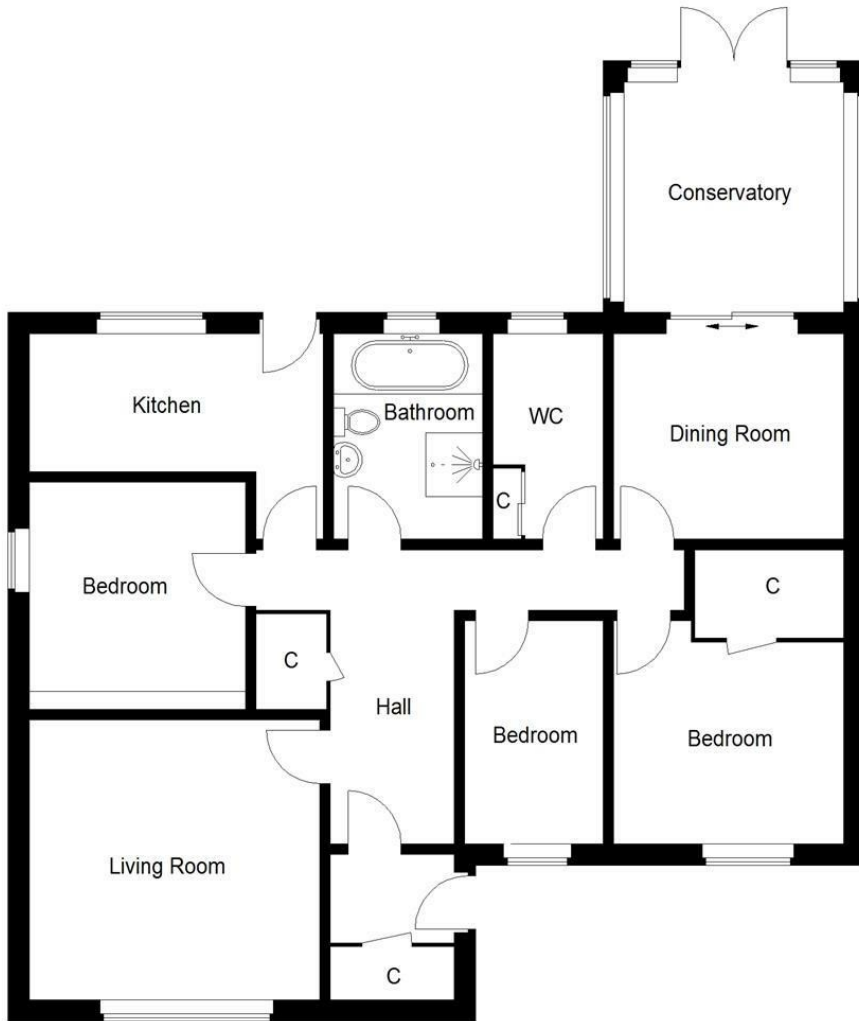
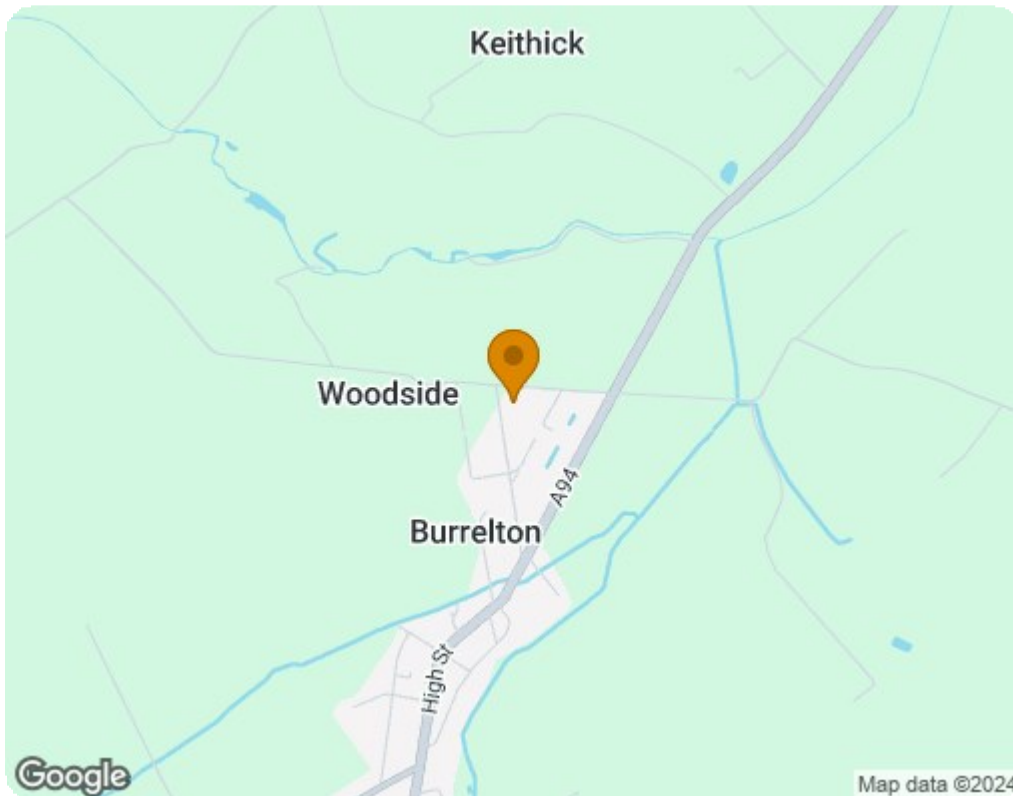


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122114)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		