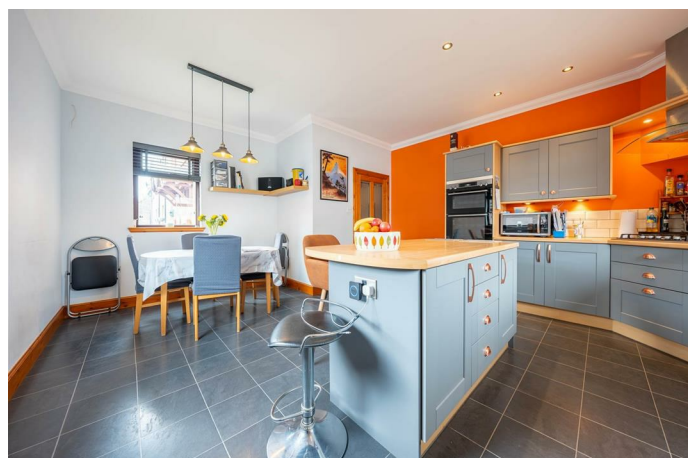


Simple Approach



**17 Cairnleith Street, Blairgowrie  
Perthshire PH11 8BD**

**Offers over £237,950**



Simple Approach are pleased to welcome this beautifully presented, end terraced house on Cairnleith Street to the residential sales market. Set in the heart of the charming Perthshire Town of Alyth, this property is ideally placed to take advantage of nearby shops, restaurants and reputable schooling, offering all the benefits of countryside living without compromising modern living with surrounding amenities within easy reach.

This beautifully presented house offers spacious accommodation set across two floor, comprising; a bright front facing lounge with a feature wood burning stove, a stylish fitted kitchen / open plan dining area, a useful utility room, downstairs WC, 3 double bedrooms with an extra room off sitting room which could be used for dining room, office, sun room or gaming room, highly adaptable room with patio doors opening out onto decking and a further family bathroom. Externally the property enjoys an easily maintained private rear garden and a private driveway. Practical attributes include gas central heating & double glazing throughout. Viewing is essential to appreciate all that is on offer at this fantastic family home.

**Lounge**

15'10" x 16'7" (4.85 x 5.06)

**Kitchen**

14'11" x 17'4" (4.57 x 5.30)

**Utility Room**

12'6" x 10'2" (3.83 x 3.11)

**WC**

6'4" x 4'5" (1.95 x 1.35)

**Master Bedroom**

17'4" x 11'1" (5.29 x 3.40 )

**Ensuite**

5'7" x 7'7" (1.71 x 2.33)

**Bedroom Two**

16'3" x 8'2" (4.96 x 2.51)

**Bedroom Three**

8'11" x 9'8" (2.73 x 2.96)

**Bathroom**

7'4" x 7'5" (2.25 x 2.28)

**Bedroom Four / Dining Room**

10'8" x 12'3" (3.26 x 3.75)

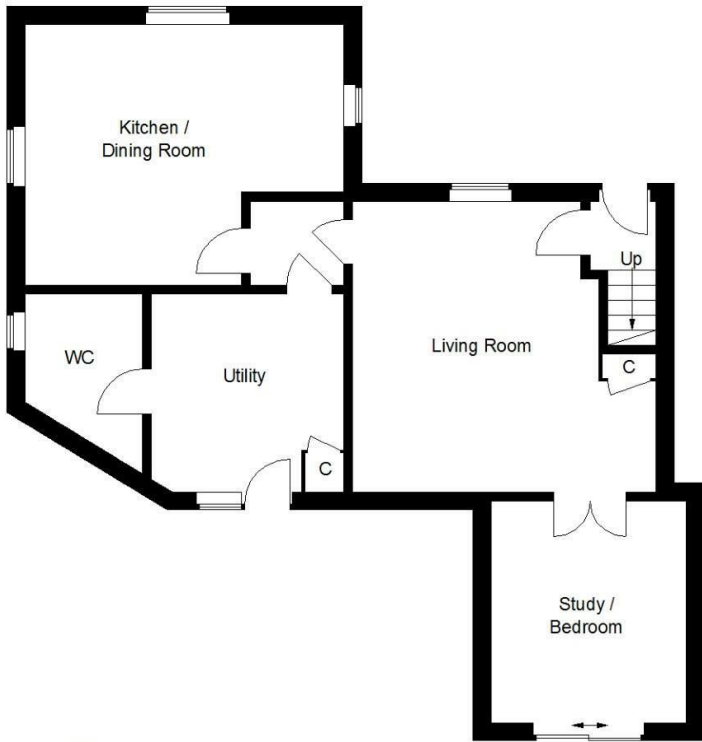




- Fantastic Family Home
- Wood Burning Stove
- Private Driveway
- Four Rooms With Master Ensuite
- Stylish Open Plan Kitchen / Dining Area
- Easily Maintained Rear Garden
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing





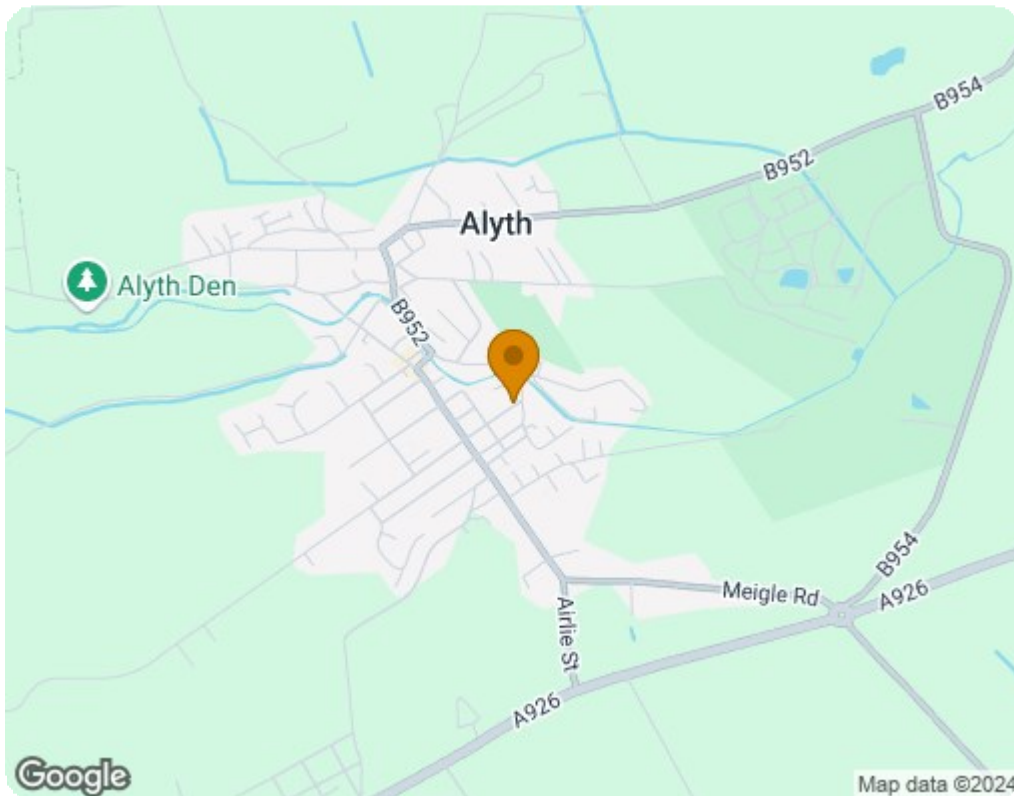


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122115)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		