

Simple Approach



21 Cedar Avenue, Blairgowrie

PH10 6TT

Offers over £149,950

Located in a quiet countryside location, this semi detached bungalow boasts spacious accommodation set across one accessible floor. Set within a highly sought after residential location, this lovely home comes to the market in great move in condition throughout, comprising of; a bright and spacious lounge, good sized kitchen, two bedrooms and a shower room. Practical attributes include gas central heating and double glazing. Externally the property enjoys well maintained garden grounds to the front and rear along with a large private driveway and garage. This property lends itself to a wide range of buyers including first time buyers, couples or small families seeking a well located home set within a sought after area. Viewing is essential to appreciate all that is on offer here at Cedar Avenue, Blairgowrie.

Lounge

11'1" x 13'1" (3.39 x 4.00)

Kitchen

9'4" x 6'2" (2.86 x 1.89)

Bedroom One

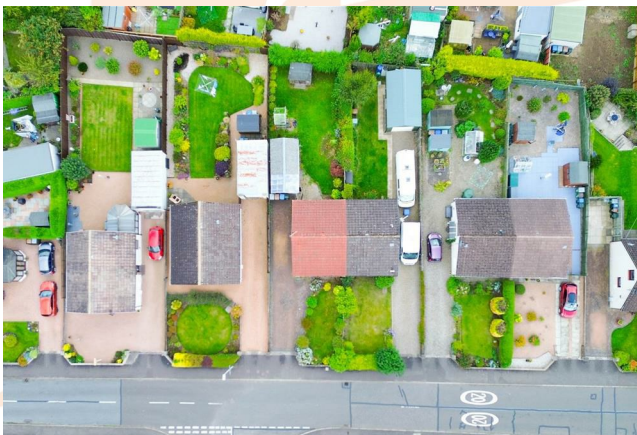
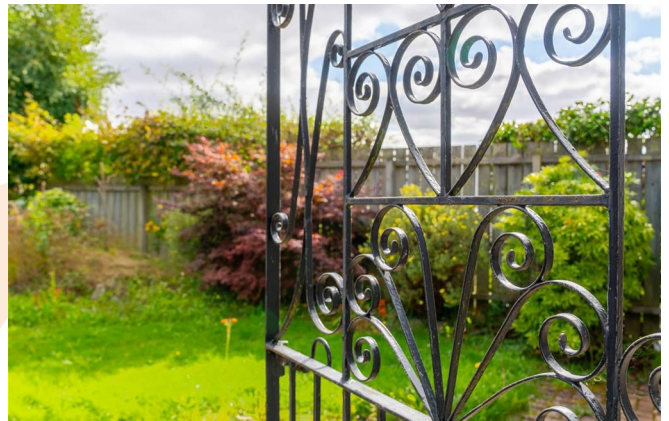
8'0" x 10'2" (2.44 x 3.10)

Bedroom Two

6'6" x 9'4" (1.99 x 2.87)

Shower Room

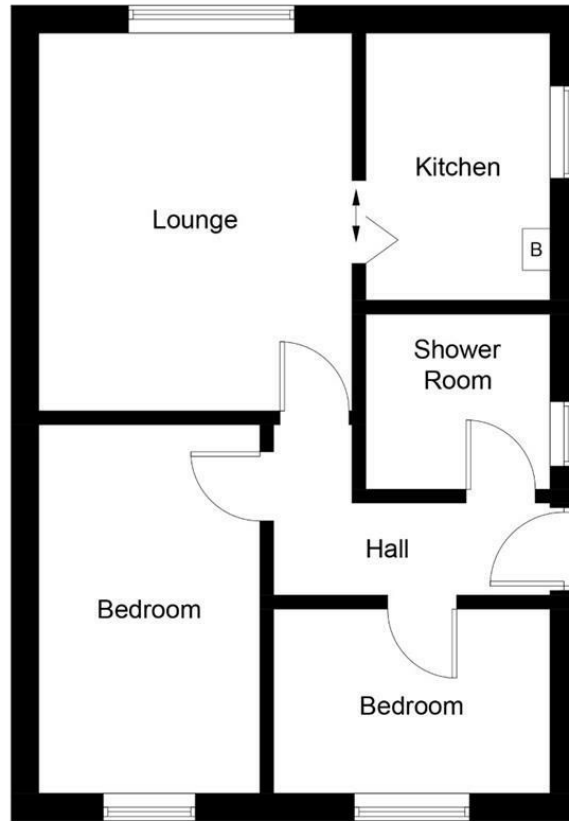
6'1" x 5'8" (1.87 x 1.75)





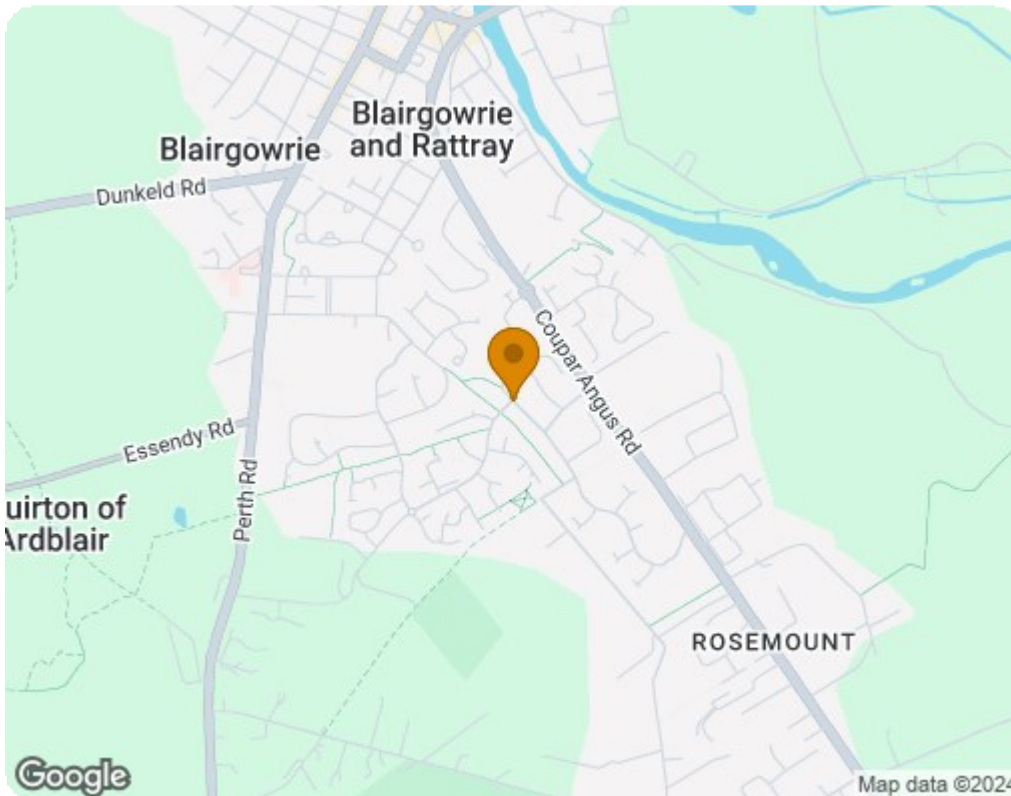
- Semi Detached Bungalow
- Two Bedrooms
- Bright & Spacious Lounge
- Good Sized Kitchen
- Gas Central Heating & Double Glazing
- Large Private Driveway & Garage





Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120116)



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