

Simple Approach



27 Heath Park Road, Blairgowrie

PH10 6FP

Offers over £268,950

Simple Approach are delighted to welcome this immaculately presented, detached family home to the residential sales market. Set within the ever desirable Blairgowrie, this lovely property is ideally located to take advantage of all local amenities found just minutes away. The property offers generous accommodation set across two floors, comprising of; a bright and spacious lounge, a stylish fitted kitchen with ample space for dining, a utility room, downstairs WC, three generous bedrooms, a master ensuite and a chic family bathroom. Practical attributes include gas central heating, double glazing, a private driveway and a well manicured private rear garden. This beautiful property lends itself to a wide range of buyers including families or couples seeking a well located home with tasteful, modern interior. Viewing is essential to appreciate the fantastic home on offer here at Heath Park Road, Blairgowrie.

Lounge

17'9" x 12'2" (5.42 x 3.73)

Kitchen

17'9" x 10'10" (5.42 x 3.31)

Utility Room

7'8" x 6'3" (2.34 x 1.91)

WC

7'7" x 3'3" (2.33 x 1.01)

Master Bedroom

10'11" x 10'1" (3.33 x 3.08)

En suite

10'0" x 4'2" (3.07 x 1.29)

Bedroom Two

10'1" x 9'8" (3.08 x 2.97)

Bedroom Three

10'1" x 7'8" (3.08 x 2.35)

Family Bathroom

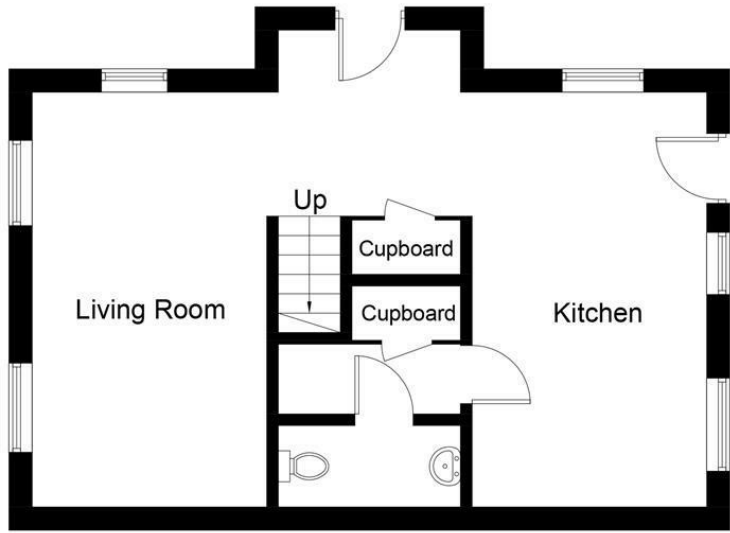
7'8" x 5'6" (2.35 x 1.7)



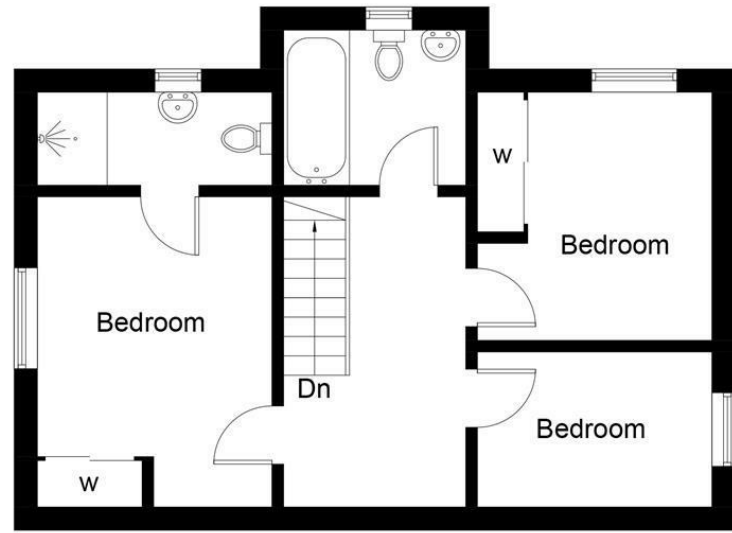


- Immaculate Detached House
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Three Generous Bedrooms (Master Ensuite)
- Chic Family Bathroom
- Well Manicured Private Rear Garden With A new Summer House With Electrics
- Stylish Fitted Kitchen
- Private Driveway



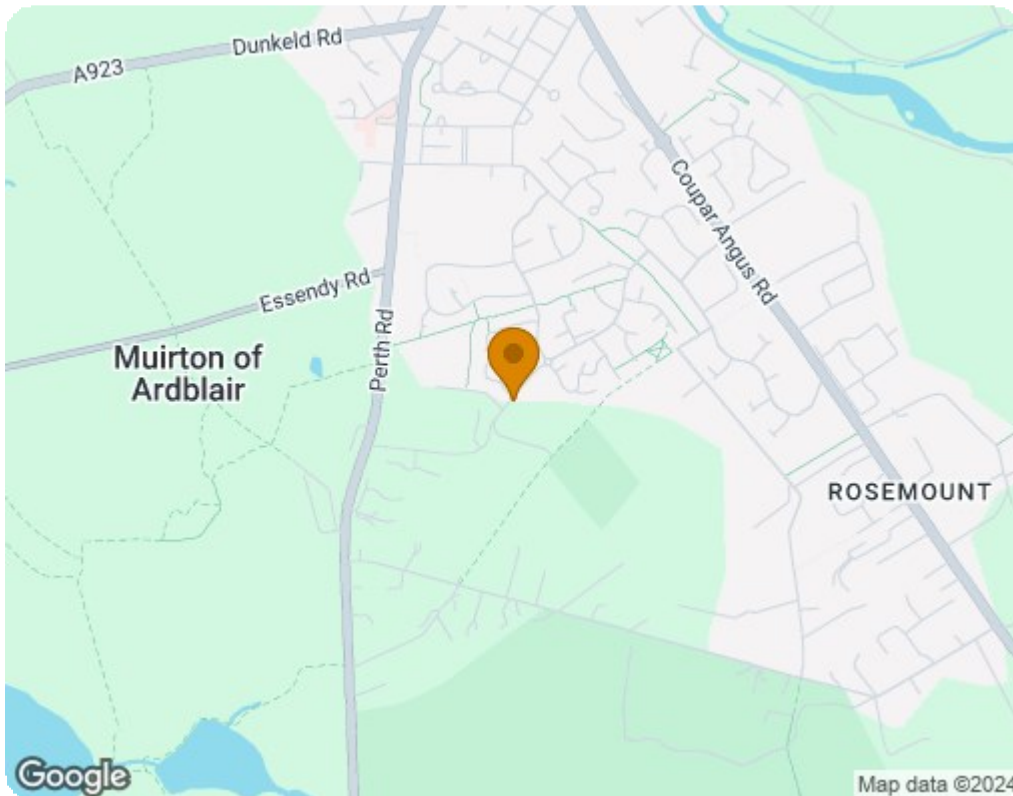


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124329)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(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		83	85
(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	