

Simple Approach



**3 Meadow Avenue, Blairgowrie  
PH10 6FR**

**Offers over £329,950**

Simple Approach are pleased to welcome this immaculately presented, detached house on Meadow Avenue to the Perthshire residential sales market. Set within the heart of a new development in the sought after area of Blairgowrie, this pristine property is beautiful move in condition throughout. This sizeable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high-quality fixtures and finishing's throughout each generously proportioned living space. Set across two floors, this property comprises of; an open plan modern fitted kitchen / lounge / dining area – creating a lovely airy atmosphere. The property further enjoys a useful utility room, downstairs WC, five generous bedrooms (one ground floor), a master ensuite and a further chic family bathroom. Externally the property benefits from a large private driveway and a well manicured, fully enclosed rear garden. Practical attributes include gas central heating and fully double glazing. Viewing is essential to appreciate the overall fantastic home on offer here at Meadow Avenue, Blairgowrie.

**Lounge + Dinner**

20'1" x 13'10" (6.13 x 4.24)

**Kitchen**

10'0" x 11'8" (3.05 x 3.56)

**Utility Room**

10'2" x 7'0" (3.10 x 2.15)

**Family Room**

12'2" x 9'8" (3.73 x 2.96)

**Downstairs WC**

7'1" x 5'10" (2.17 x 1.78)

**Master Bedroom**

12'9" x 10'5" (3.90 x 3.20)

**En suite**

7'5" x 4'3" (2.28 x 1.31)

**Bedroom Two**

12'11" x 9'0" (3.96 x 2.75)

**Bedroom Three**

11'4" x 10'2" (3.47 x 3.11)

**Bedroom Four**

8'8" x 10'5" (2.66 x 3.18)

**Family Bathroom**

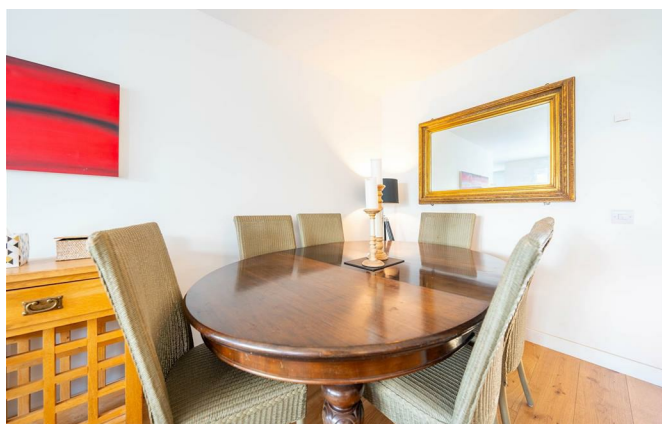
6'5" x 7'9" (1.98 x 2.37)

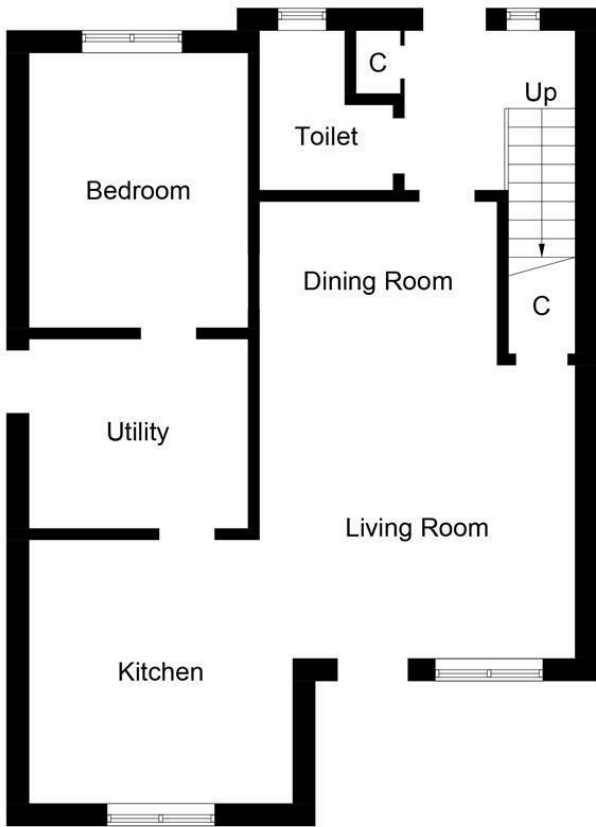




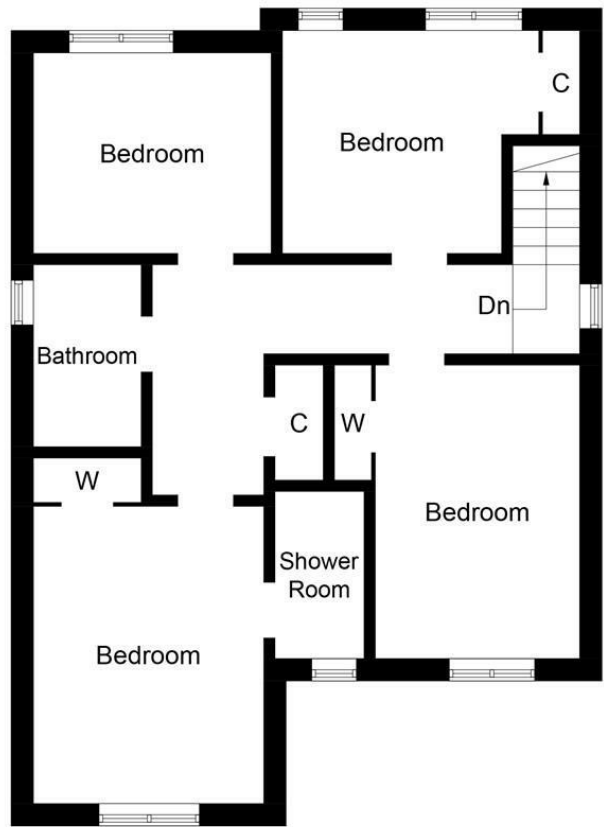


- Detached Family Home
- Open Plan Living
- Large Private Driveway
- Immaculate Move In Condition
- Modern Fitted Kitchen
- Well Manicured Rear Garden
- Five Generous Bedrooms (Master Ensuite)
- Gas Central Heating & Double Glazing

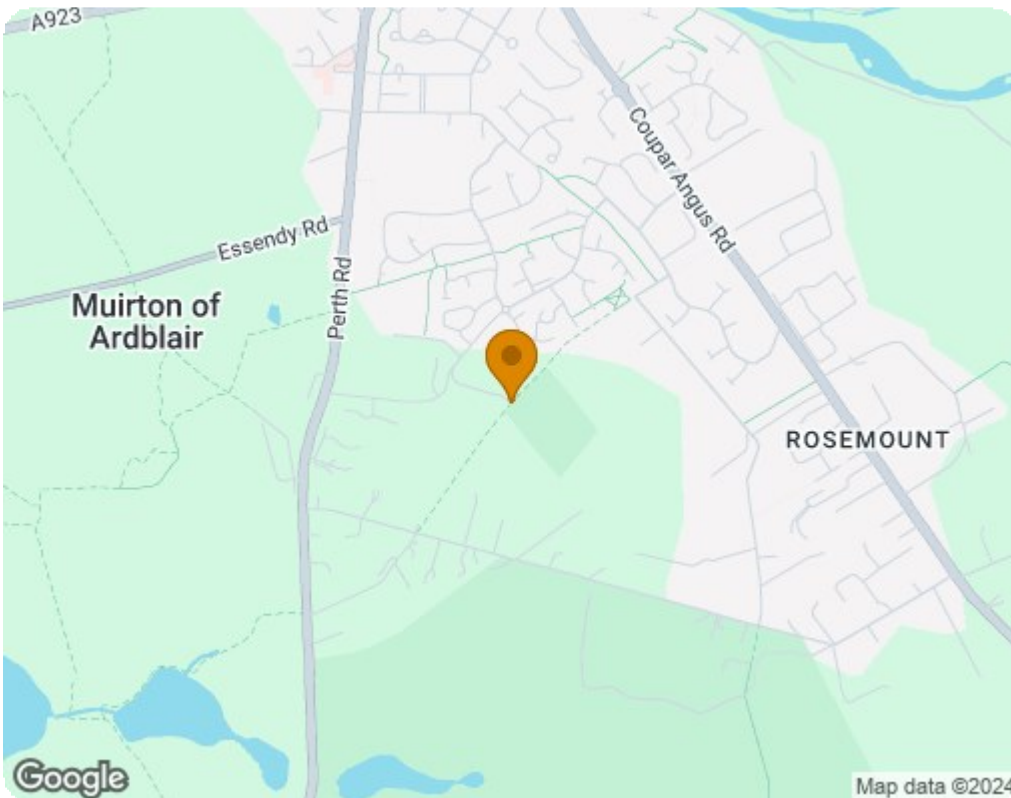




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	84
(69-80) <b>C</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			
<b>Scotland</b>		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>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</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			
<b>Scotland</b>		EU Directive 2002/91/EC	