

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. This great family home provides further accomodation by a fully converted Garage giving you a seperate Utility Room and The Ideal Space for a Bedroom or Home Office.

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 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, full double glazing and top gade oak flooring and carpets throughout. 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)



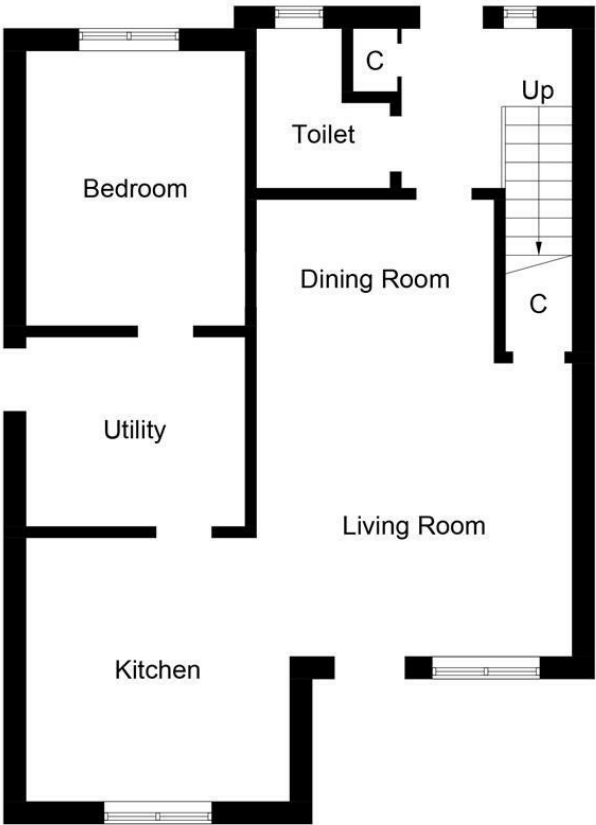


- Detached Family Home
- Open Plan Living
- Large Private Driveway
- Full Garage Conversion Creating The Fifth Bedroom & Utility Space

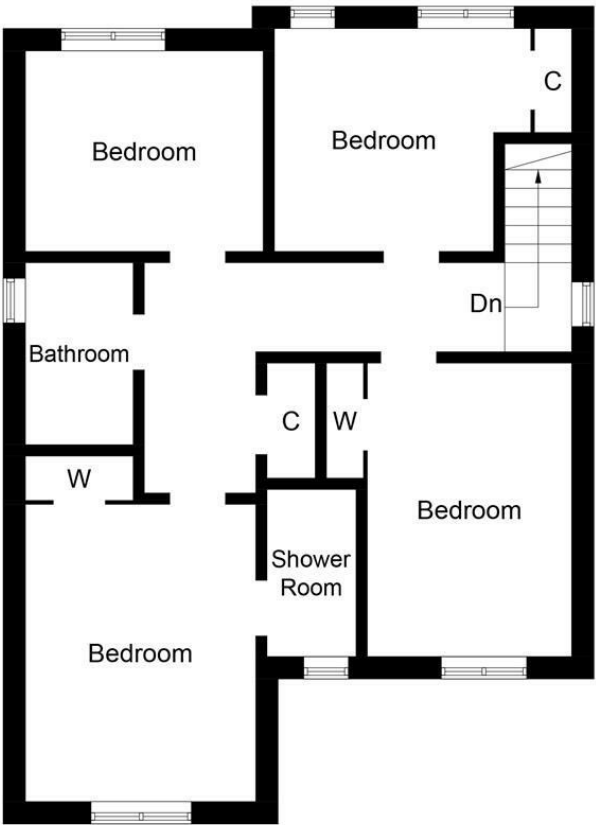
- Immaculate Move In Condition
- Modern Fitted Kitchen
- Well Manicured Rear Garden

- Five Generous Bedrooms (Master Ensuite)
- Gas Central Heating & Double Glazing
- Top Grade Oak Flooring and Carpets Throughout

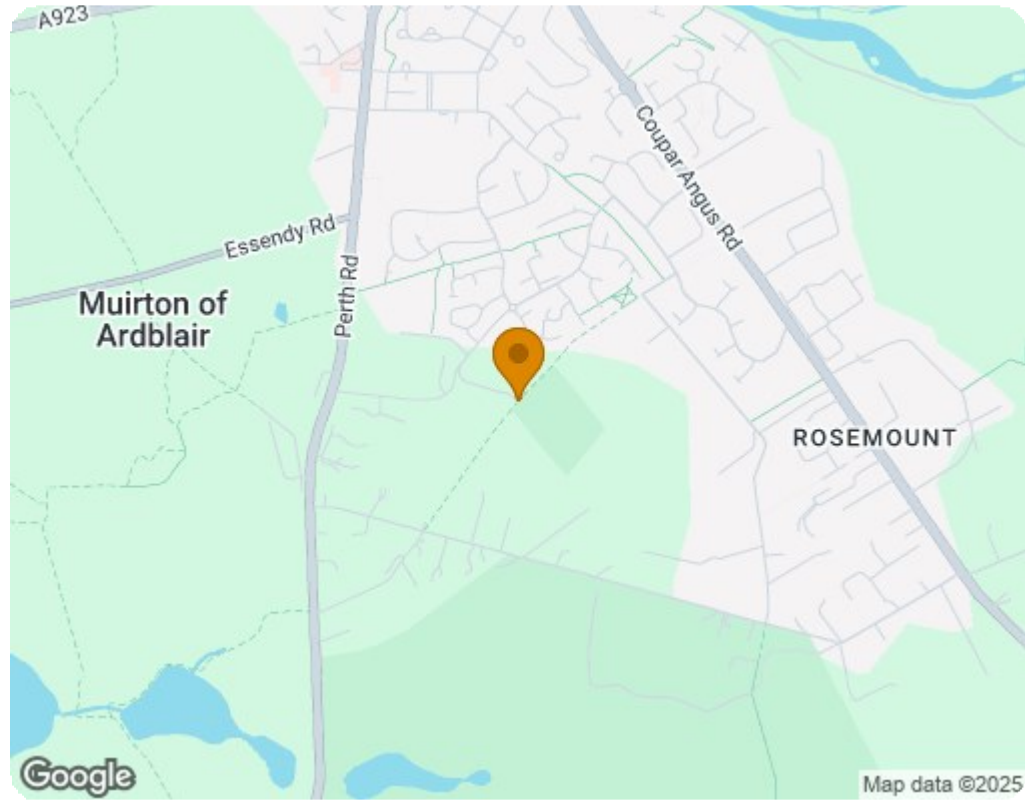




Ground Floor



First Floor



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	82	84
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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