

Simple Approach



Estate Agents



**24 Davidson Crescent, Blairgowrie
PH13 9BS**

Offers over £117,950

Simple Approach are pleased to welcome this end terraced house on Davidson Crescent to the Perthshire residential sales market. Set in the heart of the ever desirable Coupar Angus approximately 4 miles from Blairgowrie and about a 30-minute drive from the cities of Perth and Dundee, offering convenient rail and motorway connections. This lovely home offers spacious accommodation set across two floors, comprising; a welcoming entrance, a bright front facing lounge, dining room, a good sized kitchen, two well-proportioned double bedrooms both of which enjoy fitted wardrobes and a shower room completes the interior. Practical attributes include gas central heating, double glazing, on street parking to the front and well maintained garden grounds to the front and rear of the property. Perfect for first-time buyers, small families or couples seeking a comfortable, low-maintenance home in a popular residential area.

Lounge

14'5" x 10'4" (4.41 x 3.16)

Dining Area

9'3" x 7'6" (2.82 x 2.30)

Kitchen

12'7" x 7'2" (3.85 x 2.19)

Bed Room One

12'6" x 8'11" (3.83 x 2.72)

Bed Room Two

12'6" x 8'10" (3.83 x 2.71)

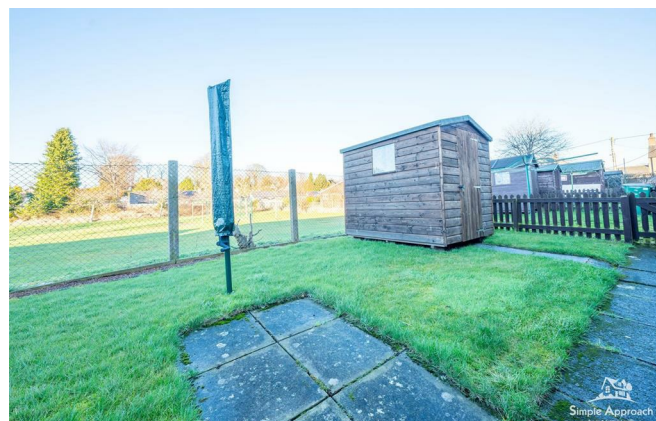
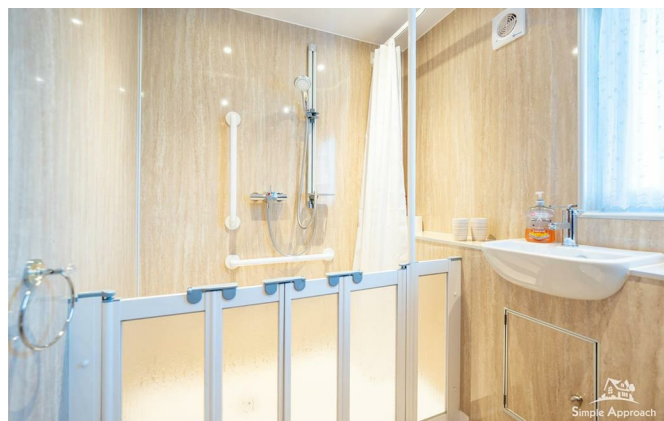
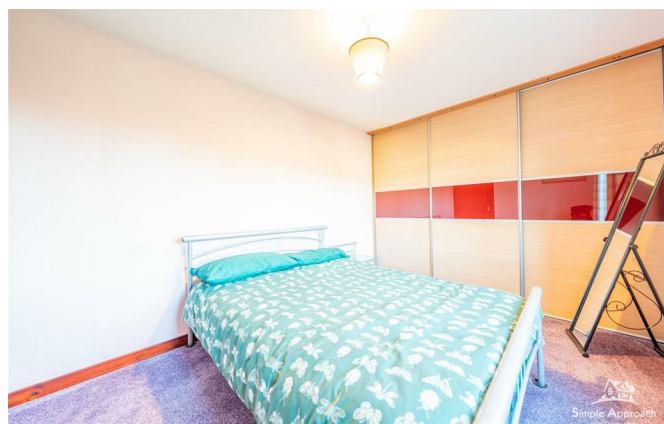
Shower Room

7'1" x 6'0" (2.18 x 1.83)





- End Terraced House
- Gas Central Heating & Double Glazing
- Ideal For First Time Buyers
- Two Generous Bedrooms With Fitted Wardrobes
- Well Maintained Garden Grounds To Front & Rear
- Situated In a Popular Residential Area in Coupar Angus
- Bright Living/Dining Room
- On Street Parking



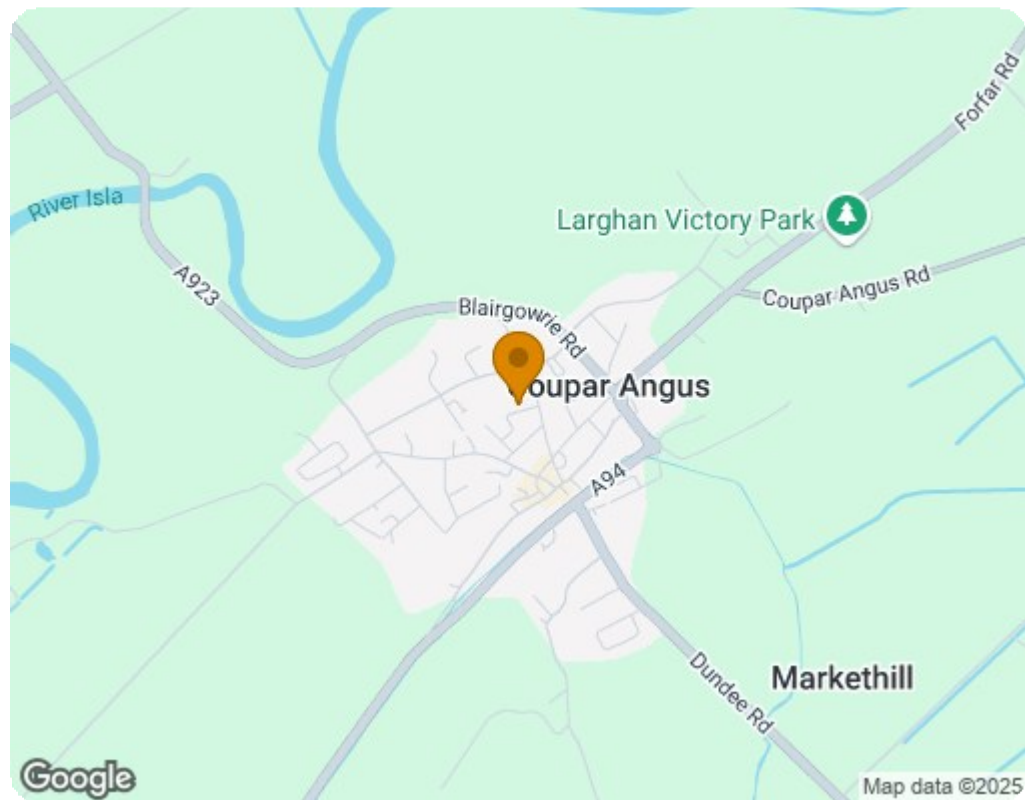


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160776)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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		85
(81-91) B		
(69-80) C	68	
(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		