

Simple Approach



**40B William Street, Blairgowrie
PH10 6BH**

Offers over £169,950

Located in the heart of Blairgowrie, this beautifully presented detached two-bedroom home offers a perfect blend of charm, comfort, and modern convenience. Located in a sought-after residential area, the property boasts generous living spaces, a well manicured rear garden, and stylish interiors, making it an ideal choice for couples, small families, or those looking to downsize. Comprising; an open plan dining room / conservatory, perfect for hosting guests or enjoying family meals. The room benefits from ample natural light, creating a warm and welcoming atmosphere. Adjacent to this, the well-appointed kitchen provides plenty of storage and workspace. On the first floor the property enjoys two generous bedrooms which completes the interior of this lovely home.

Externally the property benefits from well manicured outdoor space, perfect for warmer months.

This well-presented home on William Street is an excellent opportunity to own a characterful property in a desirable location. With its versatile living spaces, charming garden, and convenient access to local amenities, it is sure to attract a wide range of buyers. Viewing is essential to appreciate all that is on offer.

Lounge

8'5" x 14'9" (2.59 x 4.50)

13'3" x 7'8" (4.05 x 2.34)

Kitchen

5'11" x 13'5" (1.81 x 4.10)

Dining Room

7'8" x 14'7" (2.34 x 4.46)

Conservatory

6'1" x 9'10" (1.86 x 3.01)

Family Bathroom

5'4" x 7'3" (1.64 x 2.23)

Bedroom One

13'3" x 8'9" (4.06 x 2.69)

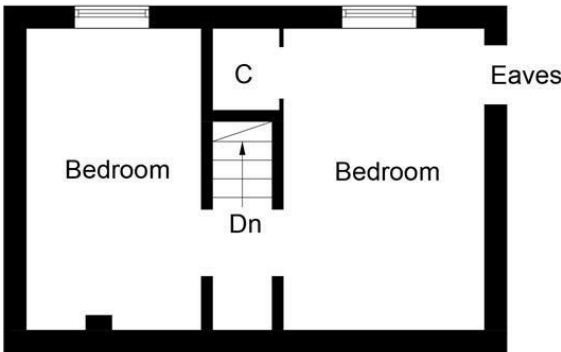
Bedroom Two



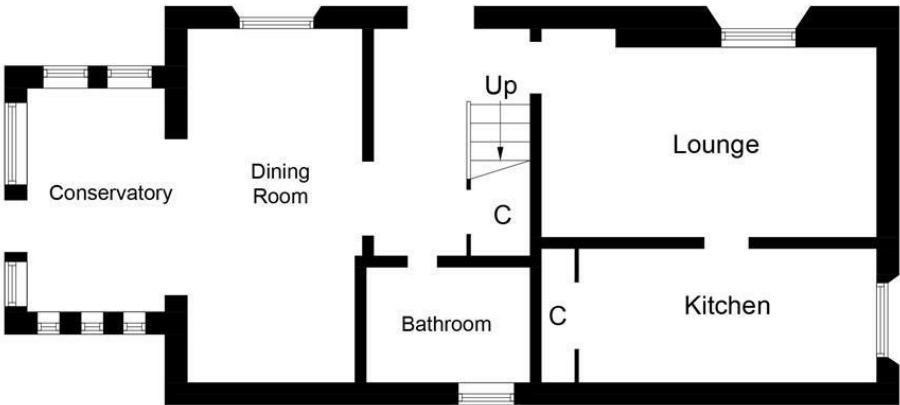


- Detached House
- Very Well Presented Throughout
- Gas Central Heating & Double Glazing
- Highly Sought After Location
- Stylish Kitchen
- Two Generous Bedrooms
- Well Manicured Garden



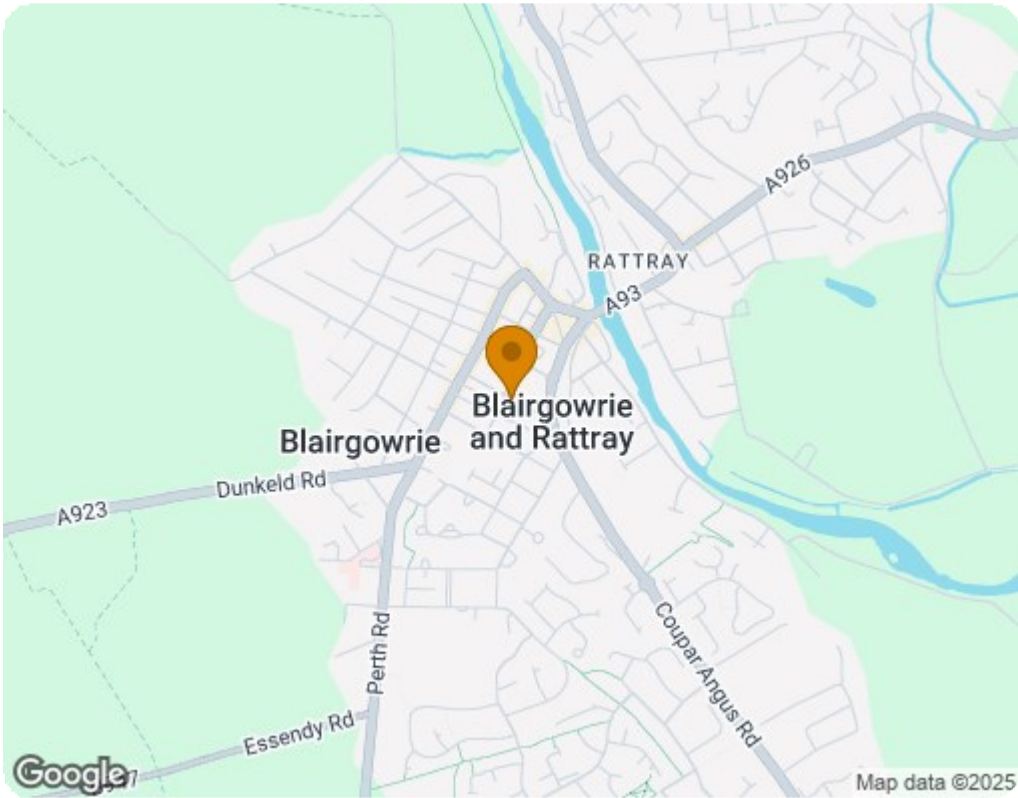


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1178543)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	66	
(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		89
(81-91) B		
(69-80) C	62	
(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		