

Simple Approach



Estate Agents



**The Old Smithy , Blairgowrie
PH10 7JD**

Offers over £297,950

The Old Smithy , Blairgowrie, PH10 7JD

Simple Approach are delighted to welcome to the market this very special opportunity to purchase a charming home set on a very generous plot of land in Rattray, Blairgowrie. We welcome The Old Smithy, a traditional stone-built bungalow, comprising one double bedroom with fitted storage and bathroom en-suite and one single bedroom, a sizable lounge with a working wood burning stove providing a warm and welcoming ambiance and room to dine, a kitchen with ample room for free standing white goods and a bathroom. The Old Smithy sits on approximately 3 acres of land (exact size TBC) and is the most amazing space for outdoor animals such as horses or giving you plentiful scope for extending if required. This home is set close to the busy town of Blairgowrie where you can find all local amenities such as a deli, restaurants and supermarkets. Due to how unique this property is, early viewing is advised, call Simple Approach now on 01738 827864 to get booked in to view this fantastic property not forgetting the amount on land on offer.

Lounge

22'4" x 15'0" (6.83 x 4.59)

15'0" x 8'3" (4.59 x 2.52)

Kitchen

14'7" x 6'5" (4.47 x 1.96)

Hall (Currently A Bedroom)

15'0" x 13'8" (4.59 x 4.18)

Ensuite

5'0" x 6'5" (1.52m x 1.96m)

Bedroom

7'10" x 14'7" (2.4 x 4.47)

Shower Room

5'2 x 6'0 (1.57m x 1.83m)

Bedroom



01738 827864



- Charming Two Bedroom Bungalow
- Ideal For Buyers Looking For A Home With Room For Horses/ Outdoor Animals
- Close To All Local Amenities Found Within Blairgowrie
- Very Generous Plot Of Land, Approx 3 Acres
- Wood Burning Stove And Electric Central Heating
- Hall Space Currently Used As Third Bedroom
- Huge Scope For An Extension Or Development
- Private Driveway



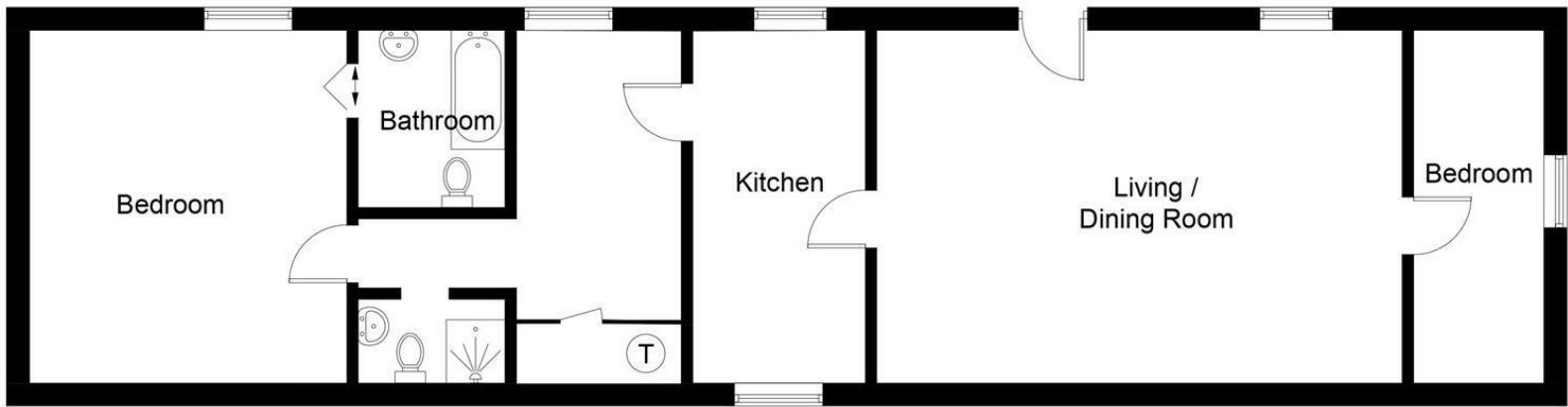
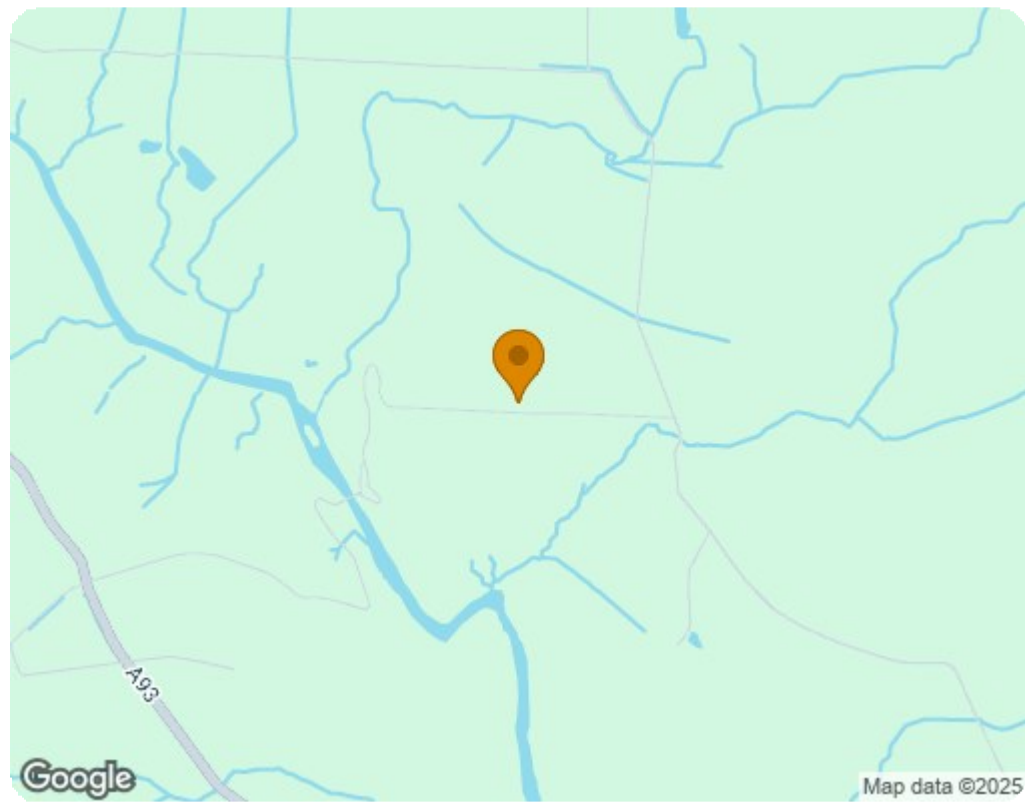


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1001837)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		61
(81-91) B		
(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		