Simple Approach
Estate Agents

Heathbank Coupar Angus Road, Blairgowrie
PH10 6JY

Offers over £574,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

Heathbank Coupar Angus Road, Blairgowrie, PH10 6JY

Simple Approach are delighted to welcome Heathbank located on Coupar Angus Road in the charming town of Blairgowrie to the residential sales market. This stunning house offers an exceptional living experience. With four spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking comfort and convenience. The generous layout includes three inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is the thoughtfully designed granny flat, which comprises of an additional bedroom (TV room), lounge/utility room, boot room, shower and a delightful conservatory overlooking the beautiful garden, This versatile space is ideal for accommodating guests or could serve as a private retreat for family members.

Set on a generous, well-maintained plot, the property boasts a lovely garden area, perfect for outdoor activities or simply enjoying the fresh air. The location is particularly sought after, as it is conveniently close to all local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away.

This home not only offers a comfortable and spacious living environment but also presents an excellent opportunity for those looking to settle in a vibrant community. With its blend of practicality and charm, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this wonderful house your new home.

Living Room One
14'8" x 13'2" (4.48 x 4.02)

Sitting Room
16'7" x 12'6" (5.07 x 3.82)

Kitchen
6'11" x 11'8" (2.11 x 3.58)

Utility / WC
7'8" x 6'8" (2.35 x 2.05)

Downstairs Bedroom (Bedroom Four)
10'8" x 12'6" (3.26 x 3.82)

Master Bedroom
13'6" x 14'10" (4.13 x 4.53)

Ensuite Shower Room
6'5" x 7'7" (1.96 x 2.33)

Bedroom Two
13'6" x 12'4" (4.13 x 3.76)

Bedroom Three
12'4" x 9'2" (3.78 x 2.80)

Upstairs Lounge/Bedroom Five
14'5" x 16'10" (4.39 x 5.15)

Family Bathroom
6'7" x 8'10" (2.03 x 2.71)

GRANNY FLAT MEASUREMENTS

Lounge / Utility
12'4" x 12'7" (3.77 x 3.85)

Boot Room
9'7" x 7'4" (2.93 x 2.25)

Bedroom (TV Room)
12'5" x 11'10" (3.80 x 3.61)

Shower Room
13'7" x 9'4" (4.15 x 2.87)

Conservatory
9'11" x 23'11" (3.04 x 7.29)

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- Sizable, Detached House Set On A Generous Plot
- Semi-Detached Double Garage
- Annex With Additional Bedroom, Lounge, Boot Room, Shower & Conservatory
- Ideal Family Home
- Large Driveway For Multiple Vehicles
- Spacious Accomdation Throughout
- Close To All Local Amenities
- *Wood Burning Stove Not Included With Sale*

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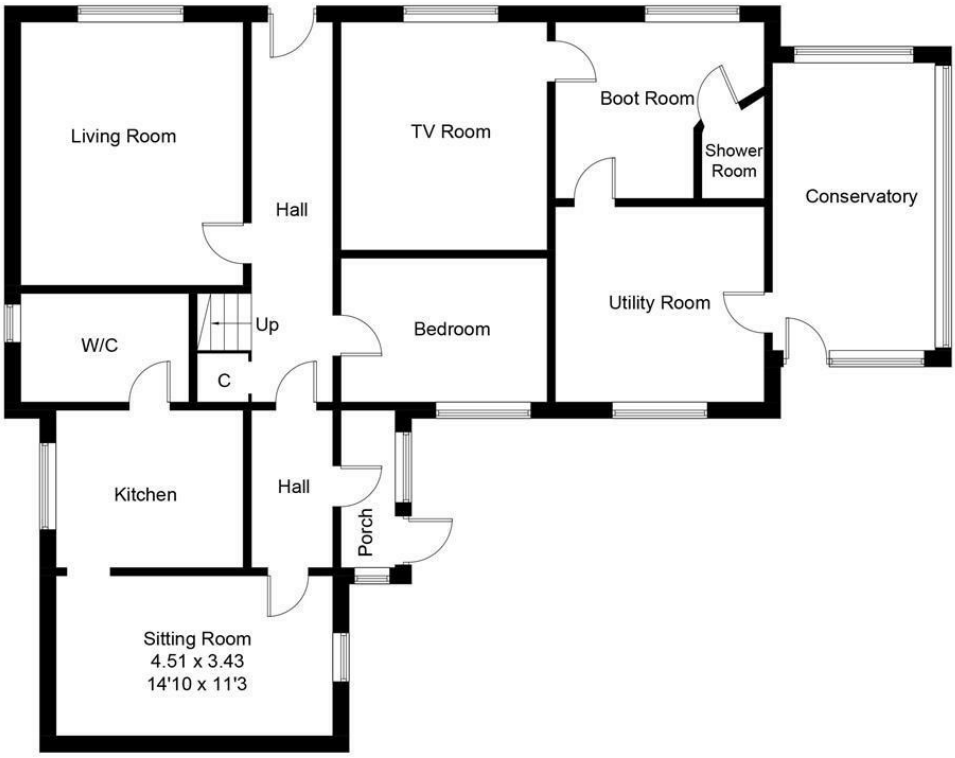
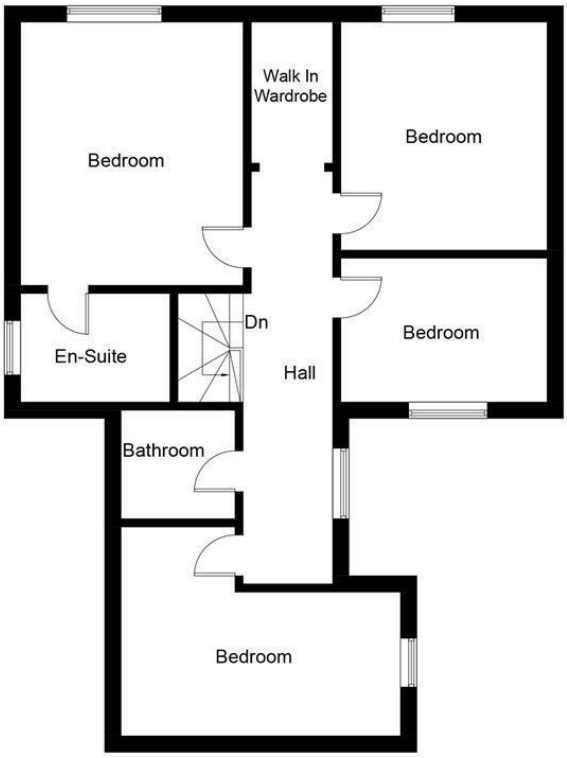
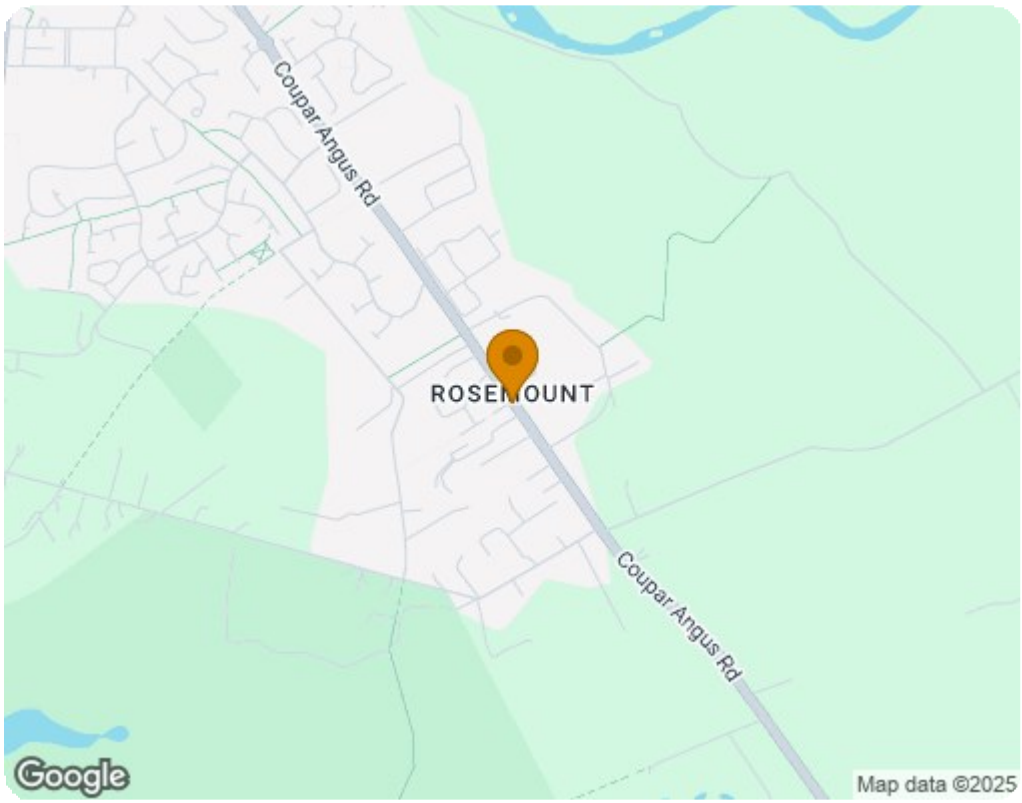


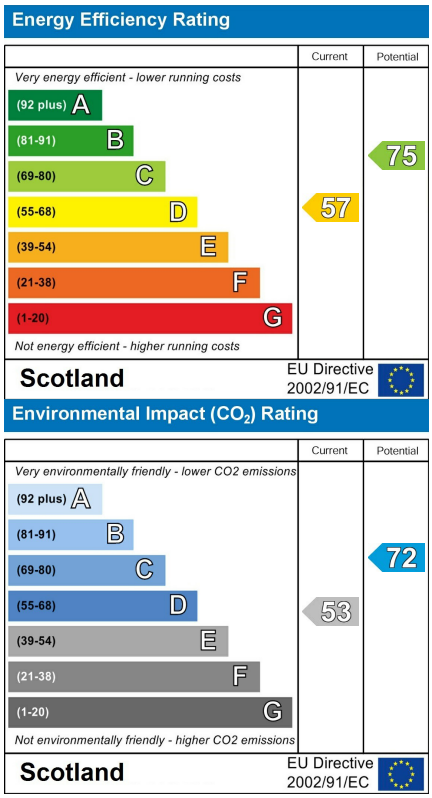
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201993)





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