



**Beau House Whitelea Road, Blairgowrie
PH13 9NY**

Offers over £525,000

Simple Approach are delighted to welcome this outstanding detached Bungalow just a few minutes drive from the tranquil village of Burrelton to the Perthshire market. This stunning family home is ideally placed to take advantage of all local amenities found just a short distance away without compromising the benefits of peaceful countryside living. This exceptional property has been decorated with great taste and held to a high standard, boasting beautiful quality, contemporary style and luxury throughout each generously proportioned living space. This very grand property offers the most breath-taking welcome from the outset and is set across one accessible floor, comprising; a spacious entrance hallway leading to a generously proportioned kitchen/dining area with a highly modern design and beautiful island feature, a useful utility room, a very well presented lounge with large double glazed window allowing plentiful natural light, four sizable bedrooms, two ensuites and a master walk in wardrobe, a further stylish family bathroom completes the interior of this beautiful family home. Externally, the property is set on a generous plot, with a large private driveway and garage, a stunning well maintained rear garden, oil central heating and double glazing. This property has so much to offer and is the ideal purchase for any growing family or mature buyer looking for as much living space as possible, seeking modern and peaceful living. Viewing is absolutely essential to appreciate the overall size, excellent finishes and beautiful location on offer.

Lounge

15'11" x 24'8" (4.87 x 7.53)

Kitchen

17'0" x 28'8" (5.19 x 8.74)

Utility Room

9'10", 17'0" x 8'9" (3.52 x 2.69)

Vestibule

11'7" x 4'9" (3.55 x 1.47)

Hallway

25'5" x 7'1" (7.75 x 2.18)

Master Bedroom

17'3" x 16'6" (5.28 x 5.04)

En-Suite

8'8" x 7'2" (2.66 x 2.19)

Wardrobe

8'8" x 7'2" (2.66 x 2.2)

Bedroom 2

11'0" x 11'8" (3.37 x 3.56)

Bedroom 3

11'8" x 12'10" (3.57 x 3.92)

Bedroom 4

9'10", 26'5" x 10'8" (3.81 x 3.27)

En-Suite

8'5" x 6'3" (2.58 x 1.91)

Bathroom

11'8" x 8'6" (3.56 x 2.61)



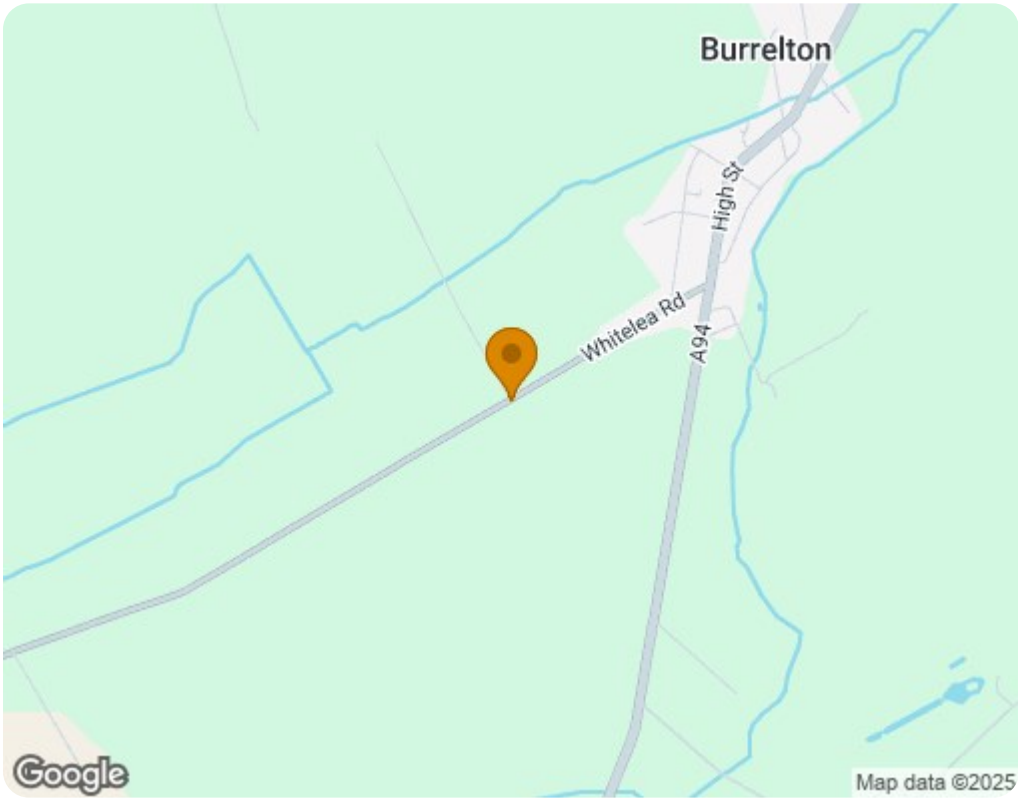


- Beautifully Presented Detached Bungalow On 1.34 Acres plot
- Driveway For Multiple Cars
- Excellent Move In Condition
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Four Sizeable Bedrooms Two With En-Suite Shower Rooms
- Oil Central Heating And Double Glazing
- Spacious Accommodation Throughout
- Master Walk In Wardrobe
- Highly Desirable Location
- Very Large Garage With Annex Above





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970745)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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		75
(81-91) B		
(69-80) C	73	
(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		