

Simple Approach



Estate Agents



Heathermuir , Blairgowrie

PH10 6QW

Offers over £253,950

Located in the quiet, semi-rural area of Carsie, Blairgowrie, this charming detached bungalow offers a delightful opportunity for those seeking a peaceful lifestyle. The property boasts sizable accommodation, making it an ideal choice for families or individuals looking for space and comfort.

Inside, you will find three well-proportioned bedrooms, providing ample room for relaxation and rest. The lounge is a welcoming space, perfect for entertaining guests or enjoying quiet evenings at home. The bungalow also features a conveniently located bathroom, ensuring that all essential amenities are easily accessible along with a new, fully fitted kitchen and dining space.

Set on a good plot, this property benefits from generous outdoor space, allowing for potential gardening, outdoor activities, or simply enjoying the lovely surroundings. The peaceful location enhances the appeal, offering a perfect balance of rural charm while still being within reach of all local amenities.

This bungalow presents a wonderful opportunity for those looking to embrace a quieter way of life in a picturesque setting. With its spacious layout and beautiful surroundings, it is a property not to be missed.

Lounge
11'8" x 14'4" (3.57 x 4.37)

Kitchen
8'10" x 14'10" (2.71 x 4.53)

Bedroom One
14'3" x 10'2" (4.35 x 3.11)

Bedroom Two
10'3" x 8'10" (3.13 x 2.70)

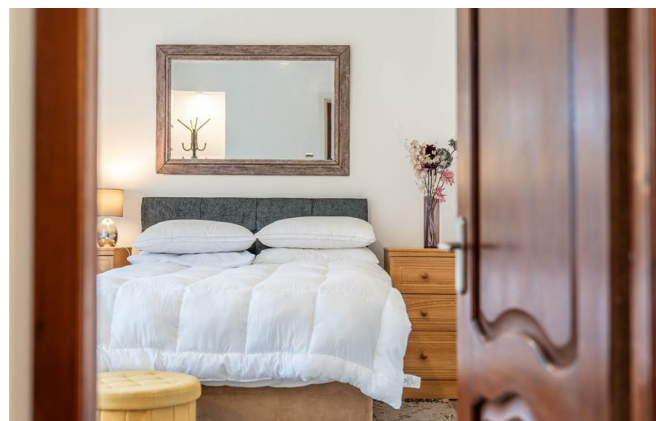
Room Three
15'8" x 10'11" (4.80 x 3.33)

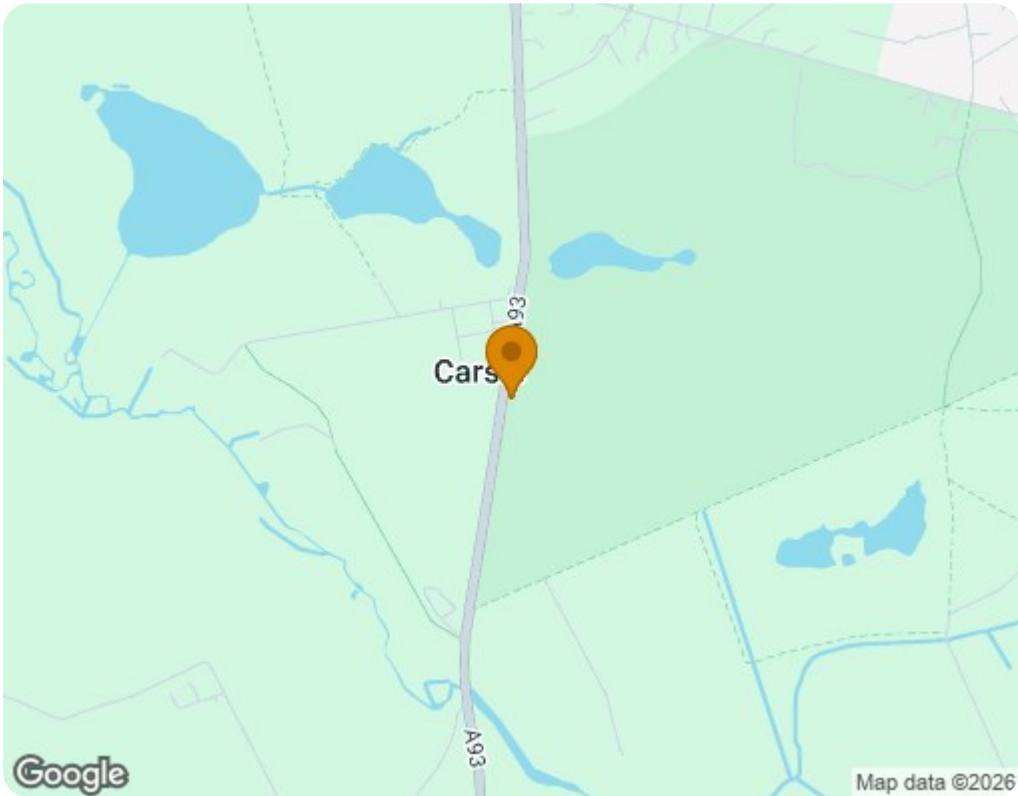
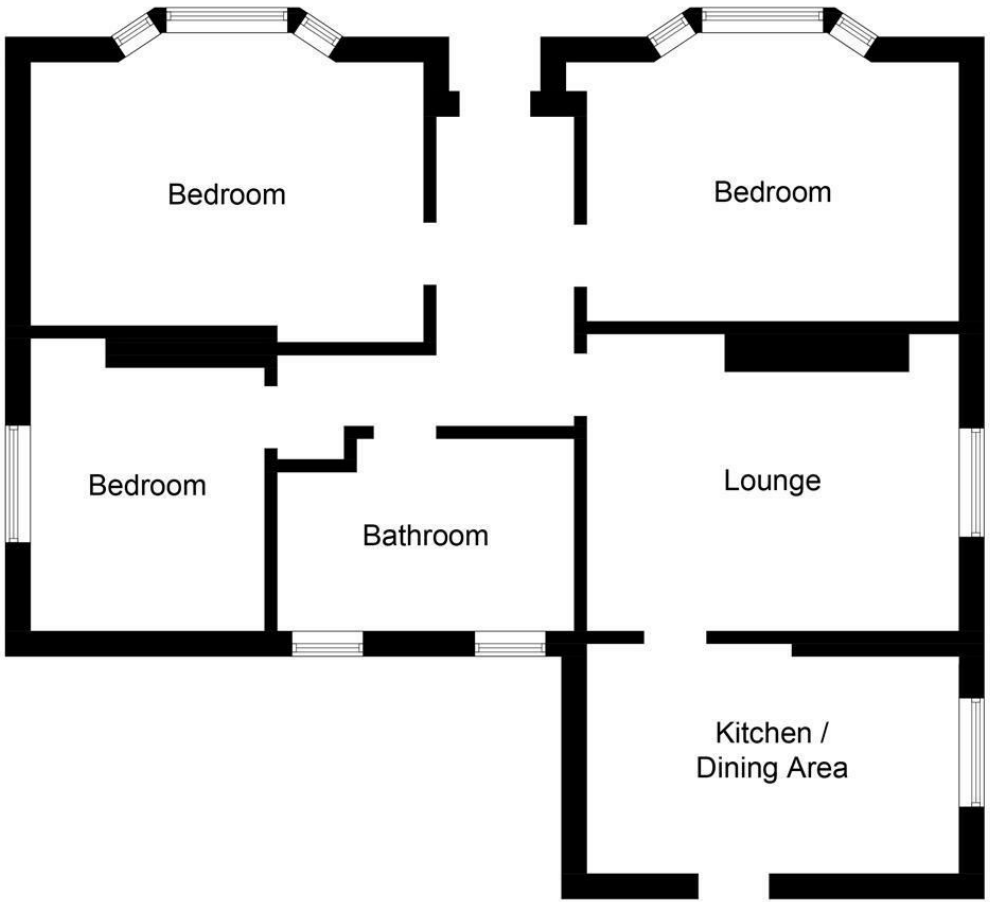
Bathroom
7'8" x 11'8" (2.34 x 3.56)






- Detached Bungalow
- Three Bedrooms
- Newly Fitted Kitchen and Flooring
- Quiet, Semi Rural Location
- Bright and Spacious Rooms Throughout
- Private Parking for Multiple Vehicles
- Gas Central Heating And Double Glazing
- Move-in Condition
- Speak To Our Mortgage Team Today





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		76
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC
