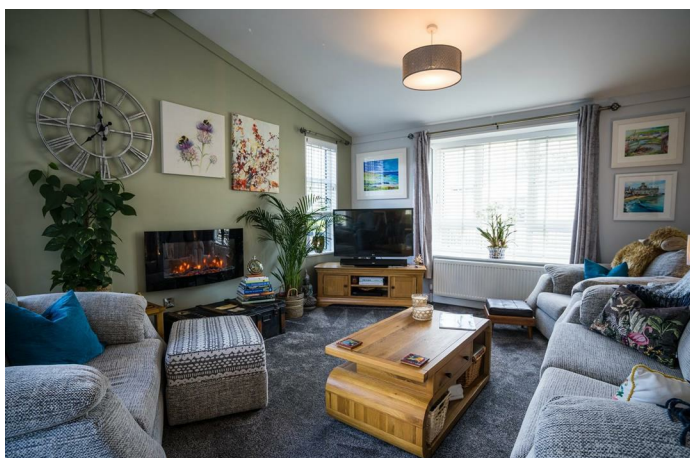


Simple Approach



**44 Marlee Loch, Blairgowrie
PH10 6SD**

Offers over £164,950

Simple Approach are delighted to welcome this beautifully presented park home to the Perthshire residential sales market. This lovely home comes to the market in excellent, move in condition throughout and enjoys contemporary interior. 44 Marlee Loch offers spacious accommodation all set across one accessible floor, comprising of; a bright lounge, a large, modern fitted kitchen with integrated appliances - Oven, Microwave, Dish washer, Washing machine, Fridge Freezer & 4 Ring Gas Hob, dining area, two generous bedrooms with a master ensuite shower room and a further chic bathroom. Marlee Residential Park Homes are designed to cater for the over 50s on a private residential secure development and the park owners pride themselves in having the best-designed homes in todays market. These homes offer luxury living in a popular Perth-shire location close to all local amenities found within Blairgowrie set only minutes away. This park home further enjoys sought after features such as gas central heating, double glazing, private parking and a sizable, well manicured private garden with decking. This lovely home also offers additional storage space provided by a floored attic. Viewing is essential to appreciate the overall excellent location and beautiful Park Home on offer here at Marlee Loch.

All Curtains, Carpets, Blinds, Light Fittings, Wardrobes, The 3 Piece Suite & Shed Are Included Within The Sale.

Lounge
12'5" x 21'2" (3.8 x 6.47)

5'4" x 7'0" (1.65 x 2.14)

Dining Area
10'3" x 7'10" (3.13 x 2.4)

Kitchen
10'4" x 13'8" (3.16 x 4.17)

Bathroom
7'0" x 6'0" (2.14 x 1.84)

Bedroom One
9'10" x 10'2" (3.01 x 3.1)

Bedroom Two
12'10" x 10'3" (3.93 x 3.14)

En Suite






- Beautifully Presented Residential Park Home
- Bright & Spacious Lounge
- Picturesque Surroundings
- Council Tax Band B
- Two Generous Bedrooms With Master Ensuite
- Gas Central Heating & Double Glazing
- Secure Entry To Park
- Modern Fitted Kitchen With Integrated Appliances
- Over 50s Fully Licensed Residential Park Registered With The Local Authority
- Cattery on the Decking has Been Removed





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC 