

Simple Approach



Gowanlea South Street, Burrelton, Blairgowrie

PH13 9PE

Offers over £278,000

Simple Approach are pleased to welcome this very well presented semi detached house on South Street, Burrelton to the residential sales market. The accommodation comes to the market in excellent move in condition throughout and is set across two floors, comprising of; a bright front facing lounge with wood burning stove feature, a stunning fitted kitchen, a sitting room with incredible countryside views through the ceiling to floor windows. The property further enjoys three generous bedrooms with a master ensuite and two double wardrobes. Upstairs the property benefits from an additional family room or this space could also be utilized as a fourth bedroom. Set within a highly sought after location, this lovely property could not be better situated to take advantage of all local amenities along with being just a short drive away from Perth City Centre. Practical attributes include gas central heating, double glazing, a private driveway and single garage. Gowanlea would be the ideal purchase for any growing family or mature couple seeking a well located property with great contemporary style throughout. Viewing is essential to appreciate the overall fantastic property on offer.

Lounge

16'4" x 9'3" (4.98 x 2.82)

Sun Room

17'9" x 14'10" (5.43 x 4.53)

Kitchen

7'10" x 7'4" (2.41 x 2.24)

Master Bedroom

11'5" x 9'11" (3.48 x 3.04)

Master En-Suite

10'9" x 7'11" (3.30 x 2.42)

Dressing Area

4'10" x 5'10" (1.49 x 1.80)

Bedroom Two

15'1" x 11'8" (4.61 x 3.58)

Bedroom Three

15'6" x 14'6" (4.74 x 4.43)

Bedroom Four

17'0" x 18'8" (5.20 x 5.71)

Downstairs Bathroom

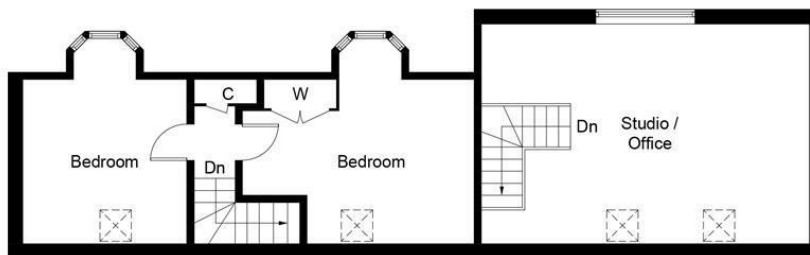
7'5" x 5'10" (2.28 x 1.79)





- Semi Detached House
- Master Ensuite
- Picturesque Views
- Driveway & Single Garage
- Stunning Interior Throughout
- Stylish Fitted Kitchen
- Gas Central Heating & Double Glazing
- Three Generous Bedroom
- Additional Living Space On First Floor
- Impressive Private Garden



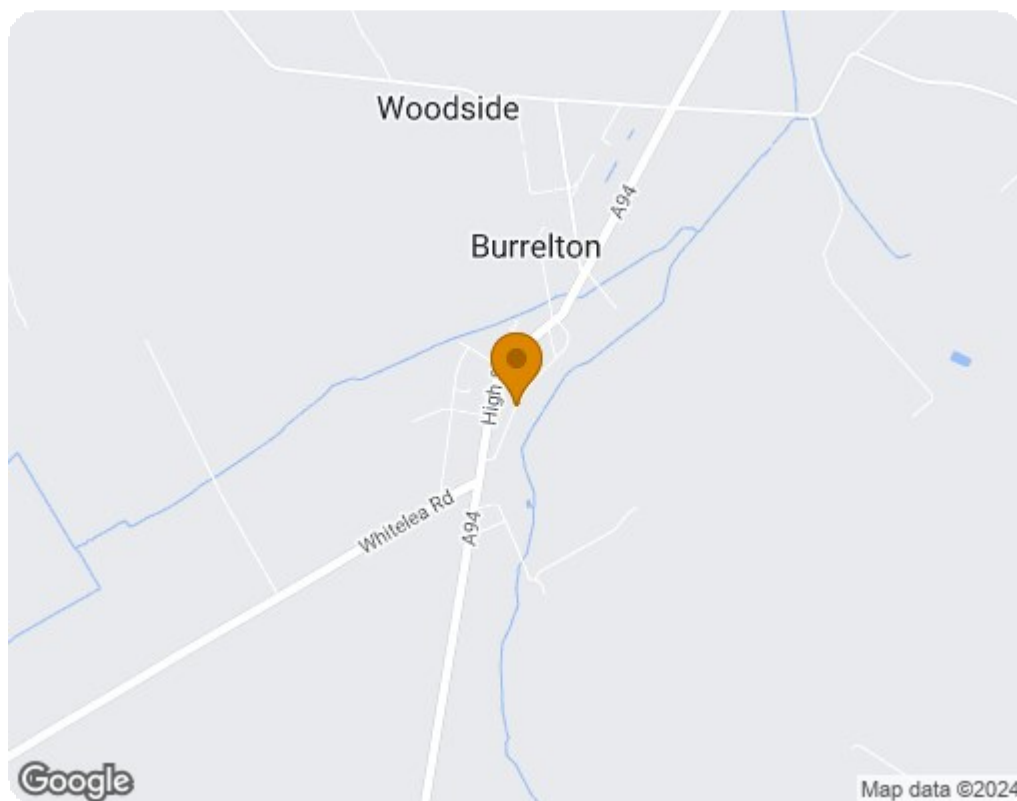


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1050772)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C		60	
(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			75
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	