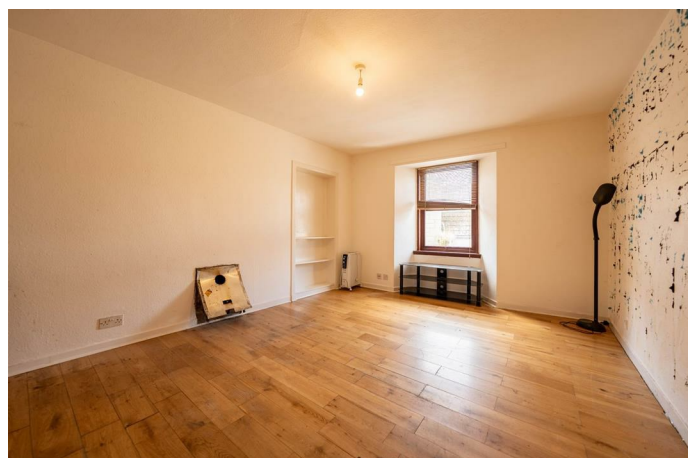


Simple Approach



**7B Commercial Street, Blairgowrie
PH13 9AD**

Offers over £34,950

Simple Approach are pleased to welcome this one-bedroom second floor flat on Commercial Street, Coupar Angus to the residential sales market. Situated within a popular and convenient location, this property offers excellent potential for those looking to create a home tailored to their own taste. Requiring a degree of upgrading and modernisation throughout, the accommodation comprises an open plan lounge and kitchen, one bedroom and a bathroom. An ideal opportunity for first-time buyers, investors or those seeking a renovation project in a sought-after location close to local amenities. Viewing is essential to appreciate what is on offer here at Commercial Street, Coupar Angus.

Lounge/Kitchen

11'4" x 15'5" (3.47 x 4.72)

Master Bedroom

8'11" x 8'2" (2.72 x 2.50)

Bathroom

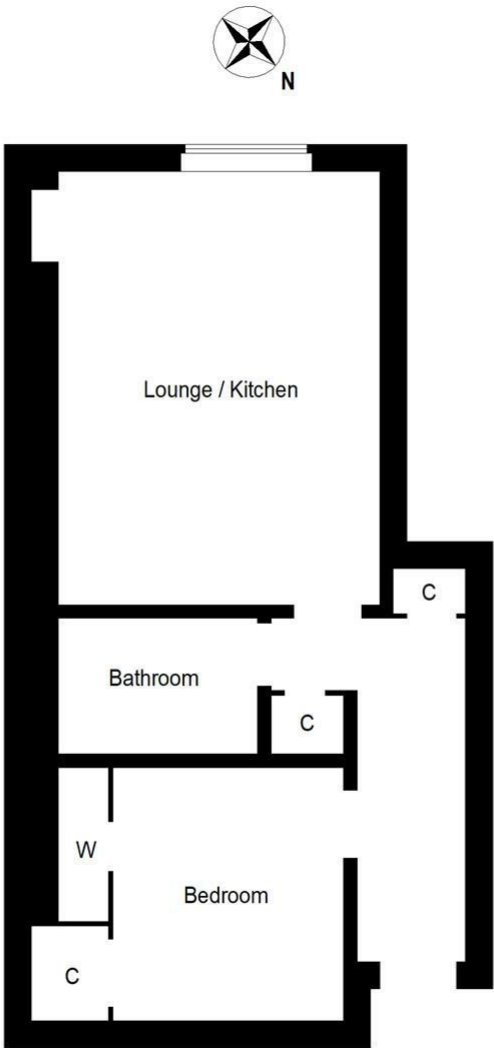
7'4" x 4'9" (2.24 x 1.47)





- One Bedroom Flat
- Sought After Location
- Open Plan Kitchen/Lounge
- Modernisation Required
- Spacious Bedroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(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		91
(81-91) B	84	
(69-80) C		
(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		