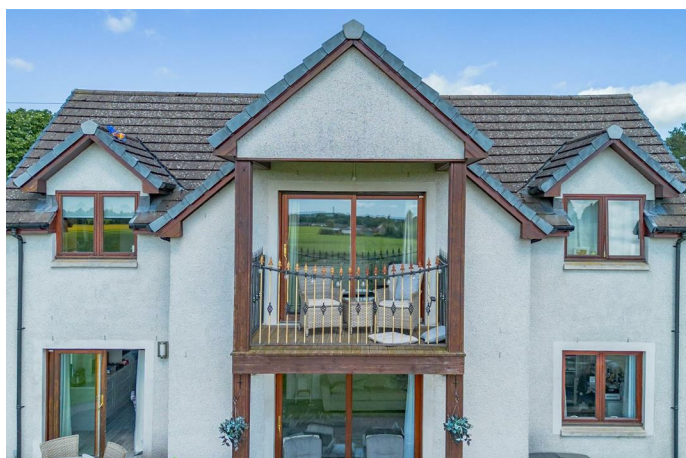


Simple Approach



**Skyeview Carsie, Blairgowrie
PH10 6QW**

Offers over £397,950

Simple Approach are delighted to welcome Skyeview, Carsie to the residential sales market. This impressive detached home is beautifully presented throughout and offers spacious, flexible accommodation set within a substantial plot with stunning countryside views.

The accommodation comprises a bright and welcoming living room, a well-appointed kitchen, separate dining room and a practical utility room. The ground floor further benefits from a generous bedroom and modern shower room, offering excellent flexibility for family living or guest accommodation.

Upstairs, the luxurious principal bedroom enjoys a dedicated dressing room and en-suite shower room. Bedroom two benefits from a walk-in wardrobe and en-suite, while bedroom three also features its own en-suite shower room, providing comfort and privacy throughout the home.

Externally, the property sits on an extensive plot with large garden grounds, perfect for enjoying the peaceful surroundings and spectacular views. A large private driveway provides ample off-street parking for multiple vehicles.

Further benefits include gas central heating and double glazing throughout.

Located within the desirable rural setting of Carsie, this exceptional home combines countryside living with convenient access to nearby amenities. Offering generous accommodation, beautiful presentation and a brand new outstanding outdoor space, Skyeview is sure to appeal to growing families and those seeking a spacious home in a picturesque location.

Early viewing is highly recommended to appreciate all that this stunning property has to offer.

Kitchen
10'5" x 20'2" (3.18 x 6.16)

Dining Room
11'11" x 11'9" (3.64 x 3.59)

Utility Room
11'9" x 7'5" (3.59 x 2.27)

Downstairs Shower Room
6'6" x 5'4" (2 x 1.65)

Downstairs Bedroom
10'6" x 15'1" (3.21 x 4.60)

Downstairs Storage Cupboard
9'4" x 2'10" (2.87 x 0.87)

Downstairs Hallway
21'6" x 4'2" (6.56 x 1.29)

Master Bedroom
15'6" x 16'5" (4.74 x 5.02)

Brand New Outstanding
10'6" x 9'9" (3.21 x 2.98)

Master Ensuite Bathroom
9'8" x 10'6" (2.96 x 3.22)

Bedroom Two
11'9" x 12'9" (3.60 x 3.91)

Walk In Wardrobe
6'6" x 4'3" (1.99 x 1.31)

Bedroom Two Ensuite Shower Room
6'5" x 7'2" (1.98 x 2.20)

Upstairs Landing
11'5" x 3'7" (3.49 x 1.10)

Bedroom Three
10'6" x 13'1" (3.22 x 4)

Bedroom Three Ensuite Shower Room
6'3" x 7'5" (1.93 x 2.28)

Boiler Room
3'7" x 5'4" (1.10 x 1.65)





- Impressive Detached Family Home Beautifully Presented Throughout
- Spacious Living Room
- Three Ensuite's
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Under Floor Heating Throughout The Downstairs
- Modern Kitchen
- First & Second Bedroom With Walk-In Wardrobe
- Generous Plot with a Large Garden and Stunning Countryside Views
- Four Generous Bedrooms
- Two Loft Spaces Both With Access Via Ramsay Ladders

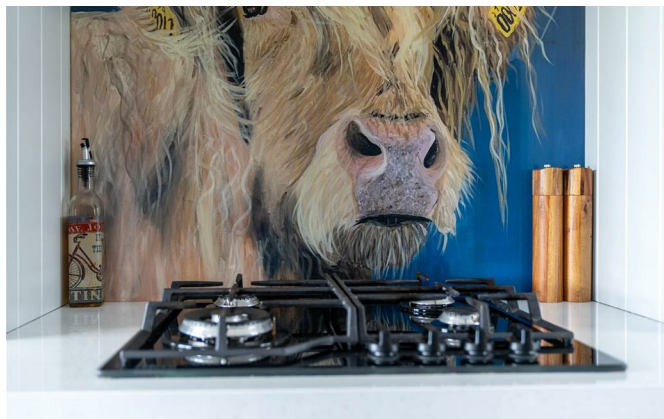
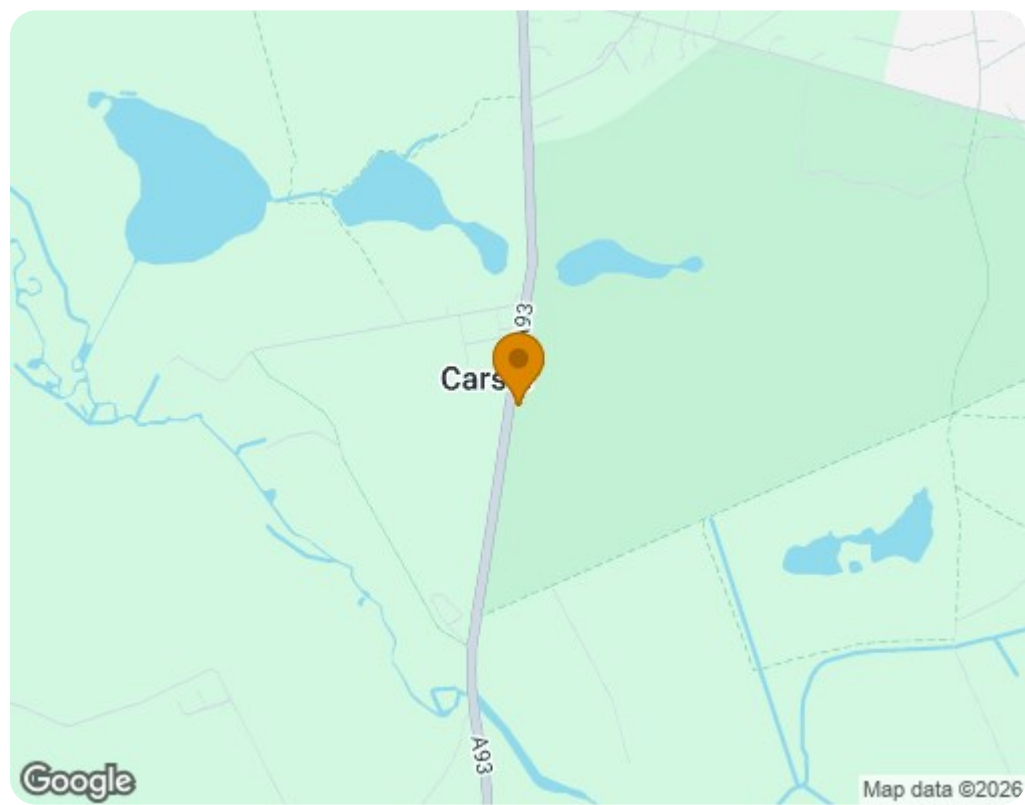




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312618)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(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		
(81-91) B	83	83
(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		