

Simple Approach



**3 Moyness Park Drive, Blairgowrie
PH10 6LX**

Offers over £217,950

Simple Approach are delighted to welcome this well presented detached bungalow on Moyness Park Drive, Blairgowrie to the residential sales market. Set within a highly sought-after residential area, this fantastic home offers bright, spacious and versatile accommodation throughout, making it the ideal purchase for families, downsizers or anyone looking for comfortable single-level living in a peaceful location.

The property comprises a welcoming front-facing lounge, flooded with natural light. There is a dedicated dining area, ideal for family meals and entertaining guests, along with a generously sized kitchen offering an excellent range of storage and workspace. The accommodation is completed by three well-proportioned bedrooms and a shower room.

Practical benefits include gas central heating and double glazing throughout, ensuring warmth, comfort and energy efficiency all year round. Externally, the property enjoys a substantial private driveway leading to an attached garage, providing excellent off-street parking and additional storage. The generous private front and rear gardens offer wonderful outdoor space for children, pets, gardening enthusiasts or simply enjoying the warmer months.

Situated within the desirable town of Blairgowrie, the property is ideally placed for easy access to local amenities, reputable schools, shops, cafés and excellent transport links. Combining spacious accommodation, generous outdoor space and an enviable location, this is a fantastic family home that is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate all that this wonderful bungalow has to offer.

Lounge

9'10" x 14'0" (3.00 x 4.28)

8'6" x 6'8" (2.61 x 2.04)

Dining Room

7'6" x 9'10" (2.31 x 3.00)

Kitchen

11'10" x 10'11" (3.61 x 3.34)

Bedroom One

9'9" x 11'8" (2.99 x 3.58)

Bedroom Two

11'10" x 8'11" (3.62 x 2.73)

Bedroom Three

8'8" x 8'7" (2.66 x 2.62)

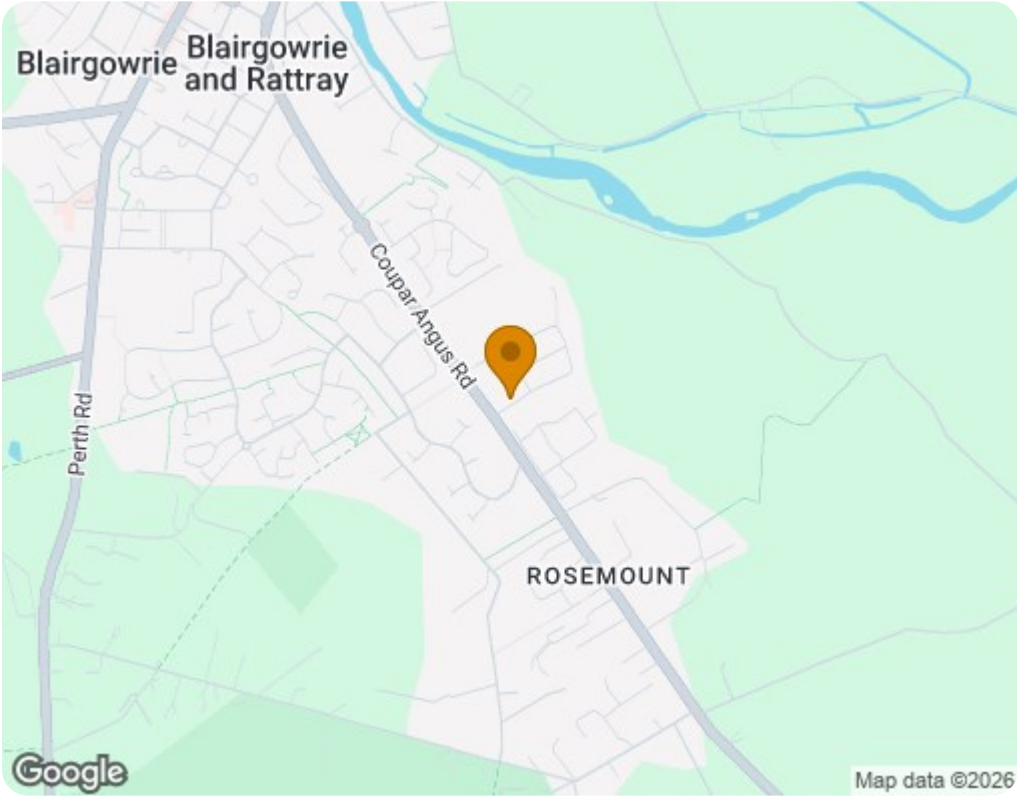
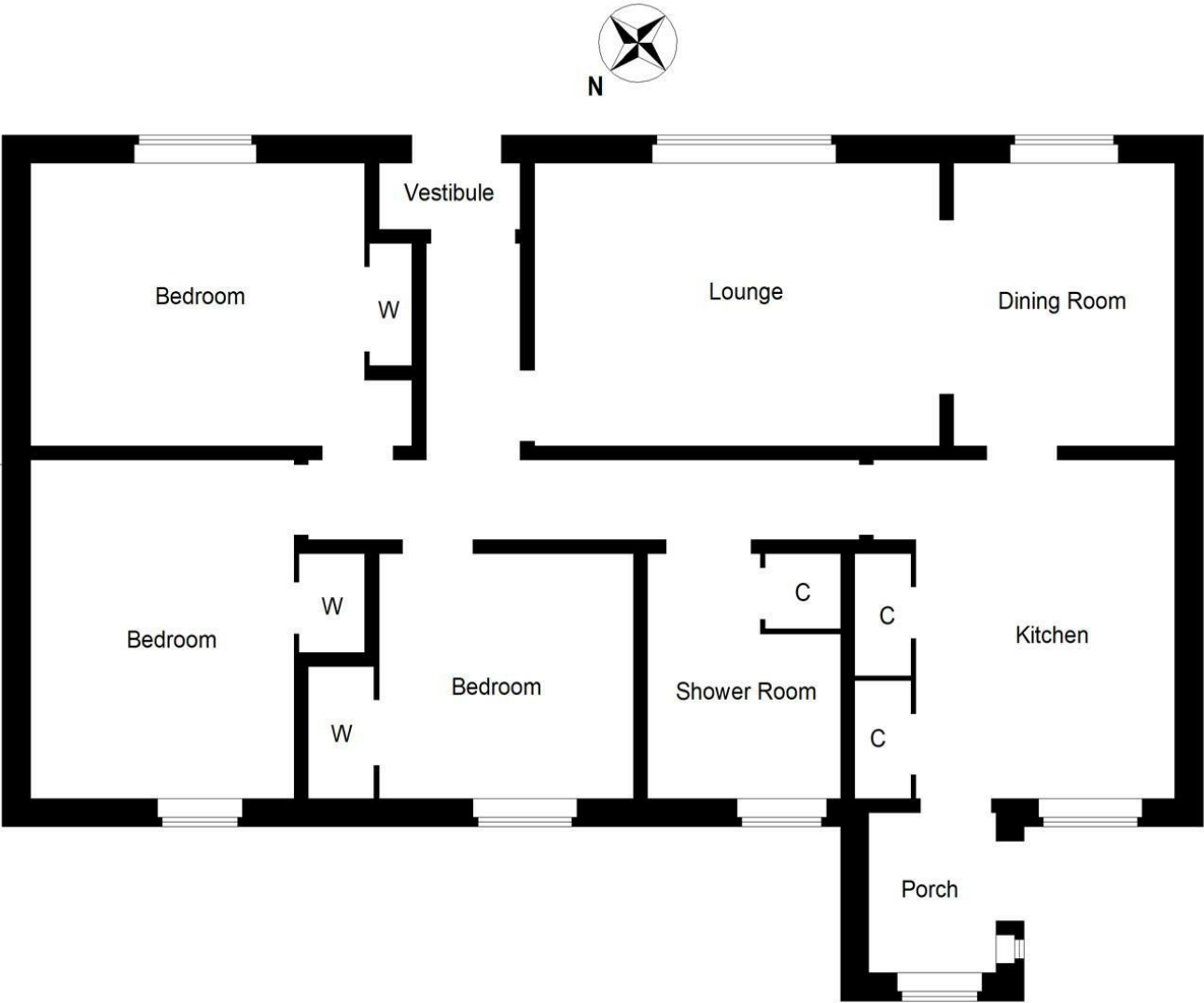
Shower Room





- Detached Bungalow
- Dining Area
- Sizeable Garden Grounds To Front & Rear
- Three Bedrooms
- Generous Kitchen
- Highly Sought After Residential Location
- Bright Front Facing Lounge
- Large Private Driveway & Garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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		
(69-80) C	74	79
(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		