

Simple Approach



**15A, Allan Street, Blairgowrie
PH10 6AB**

Offers over £68,950

Simple Approach are delighted to welcome to the market this well-presented flat, situated on Allan Street within the ever-popular town of Blairgowrie. Offering comfortable and well-maintained accommodation throughout, this attractive property is in good move-in condition and would make an excellent purchase for a range of buyers, including first time buyers, investors or those looking for a conveniently located home.

The property is ideally positioned for access to a fantastic selection of local amenities, with a variety of shops, bars, restaurants and everyday conveniences all close by. Blairgowrie also benefits from regular bus services providing links to both Dundee and Perth, making the area particularly appealing for commuters.

Internally, the accommodation comprises a bright and spacious lounge, good sized kitchen, one generous bedroom and a shower room. The property further benefits from gas central heating and double glazing throughout.

Externally, on-street parking is available, while the property also enjoys lovely views over the surrounding area. With its spacious accommodation, excellent location and good move-in condition, this property offers a fantastic opportunity to purchase a lovely home in the popular town of Blairgowrie.

Kitchen

12'10" x 8'1" (3.92 x 2.48)

Lounge

12'0" x 13'6" (3.68 x 4.14)

Bedroom

10'10" x 13'9" (3.32 x 4.20)

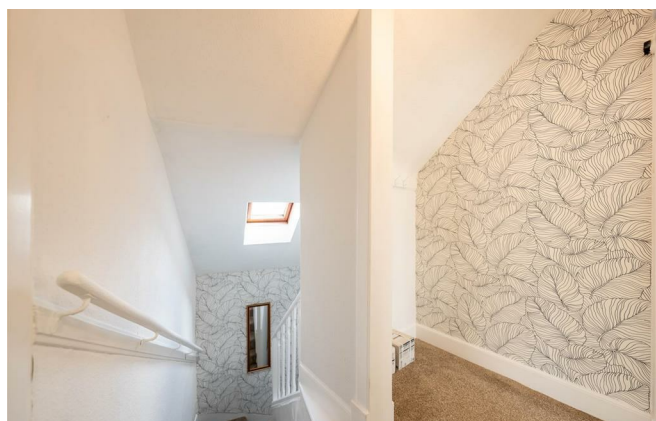
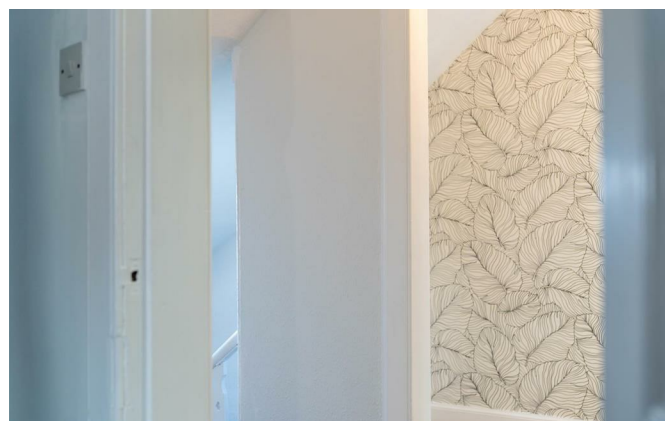
Shower Room

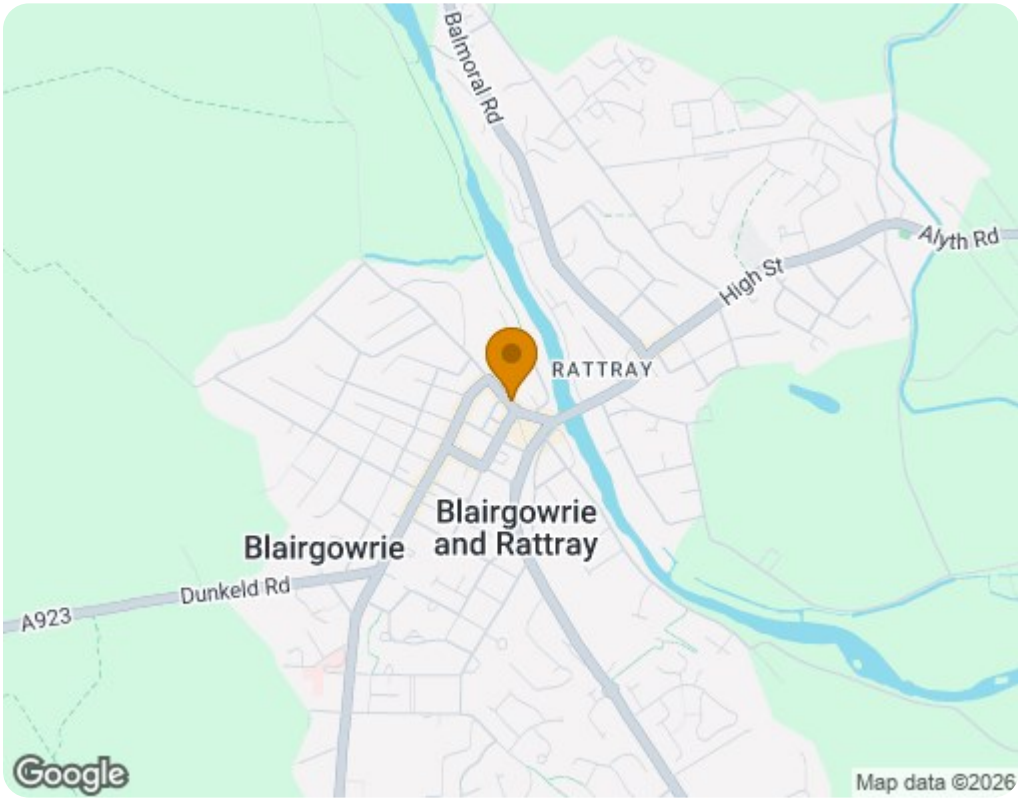
5'0" x 5'8" (1.53 x 1.73)





- Well Presented Flat
- Sought After Location
- One Generous Bedroom
- Gas Central Heating
- Bright & Spacious Lounge
- Double Glazing Throughout





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(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		
(55-68) D	72	75
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC