Simple Approach

Estate Agents







2 Church View, Blairgowrie
PH11 8FH

Offers over £260,000

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Situated within the highly sought-after area of Church View, Alyth, this beautifully presented detached bungalow offers bright, spacious and well-appointed accommodation throughout, making it an ideal choice for a range of buyers, including first-time purchasers, downsizers and those looking for a comfortable home in a desirable location.

The property welcomes you with a bright and inviting interior, thoughtfully presented and offering a wonderful sense of space throughout. At the heart of the home is an impressive open-plan lounge and modern kitchen, creating a fantastic sociable living space. The lounge provides plenty of room for both relaxing and entertaining, while the contemporary kitchen boasts a stylish range of units, ample worktop space and a fantastic island feature, providing additional preparation space and an ideal spot for dining.

There are two generously proportioned bedrooms, both offering excellent space and flexibility to suit a variety of needs, whether used as comfortable sleeping accommodation, a guest bedroom or a home office. Completing the internal accommodation is a stylish shower room, finished to a modern standard.

Externally, the property occupies a generous plot, further enhancing its appeal. To the front, there is a private driveway providing convenient off-street parking, along with the added benefit of a detached garage, offering excellent additional storage or workshop potential. To the rear, a private garden provides a lovely outdoor space to relax and enjoy, with plenty of potential for outdoor dining and entertaining.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Combining attractive presentation, spacious accommodation and excellent outdoor space, this delightful detached bungalow offers a fantastic opportunity to acquire a lovely home within the popular and well-regarded area of Alyth.

Lounge / Kitchen
15'7" x 22'5" (4.77 x 6.85)

Bedroom One
12'0" x 10'7" (3.66 x 3.23)

Bedroom Two
11'5" x 9'3" (3.49 x 2.83)

Shower Room
6'8" x 8'3" (2.04 x 2.53)

Garage
20'1" x 10'3" (6.13 x 3.13)









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- Highly Sought-After Location In Church View, Alyth
- Beautifully Presented Detached Bungalow
- Bright And Spacious Accommodation Throughout
- Open-Plan Lounge And Modern Kitchen
- Stylish Kitchen With Island Feature
- Two Generously Proportioned Bedrooms
- Contemporary Shower Room
- Private Driveway Providing Off-Street Parking
- Detached Garage
- Gas Central Heating & Double Glazing









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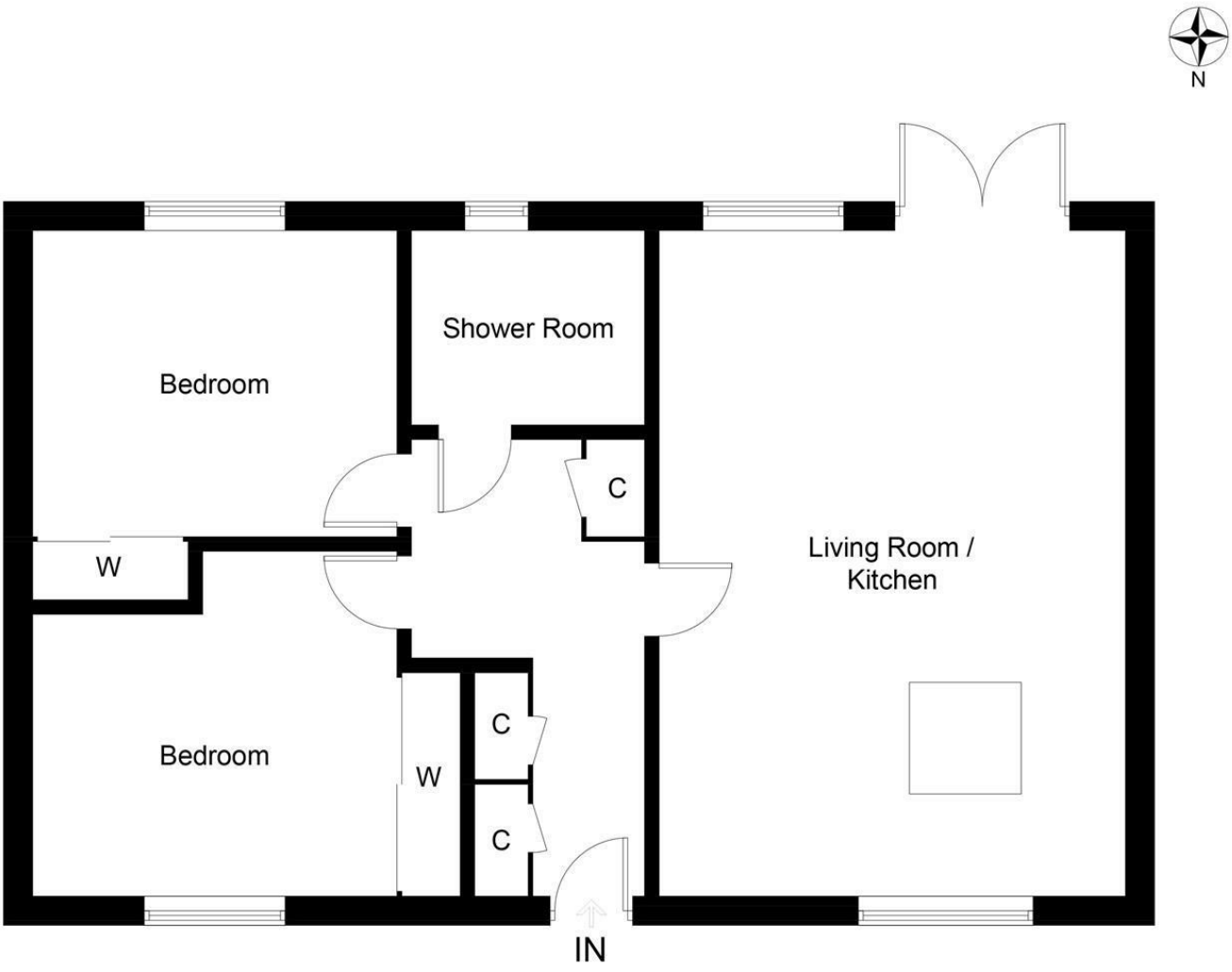
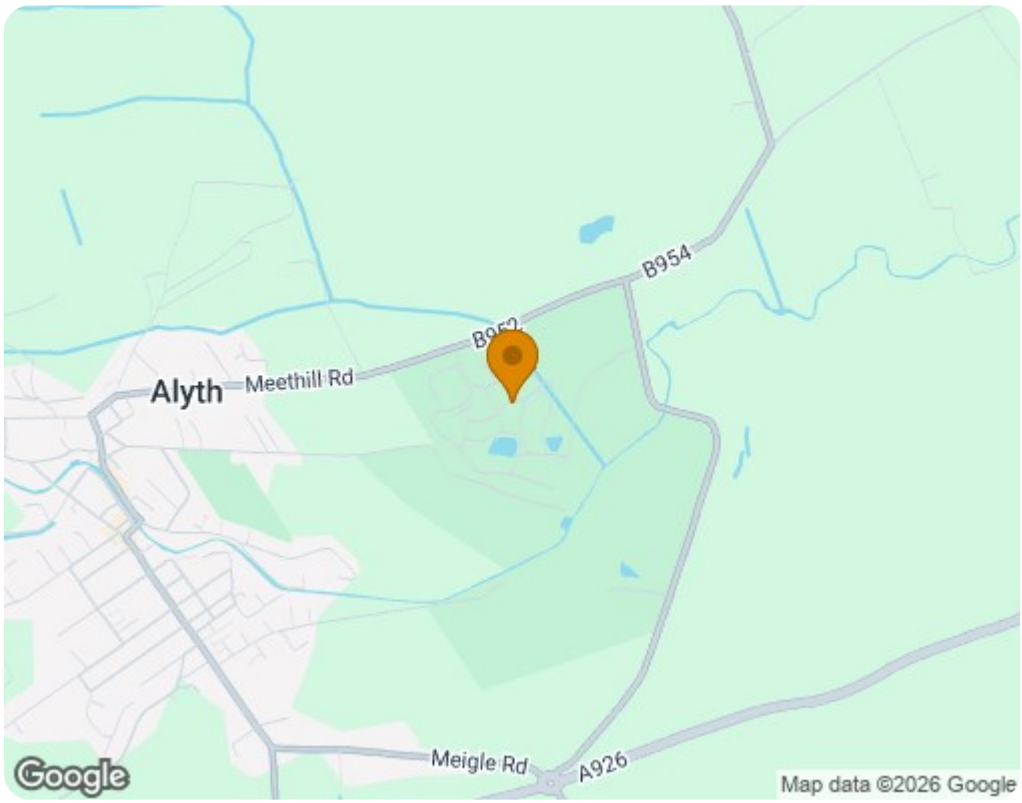
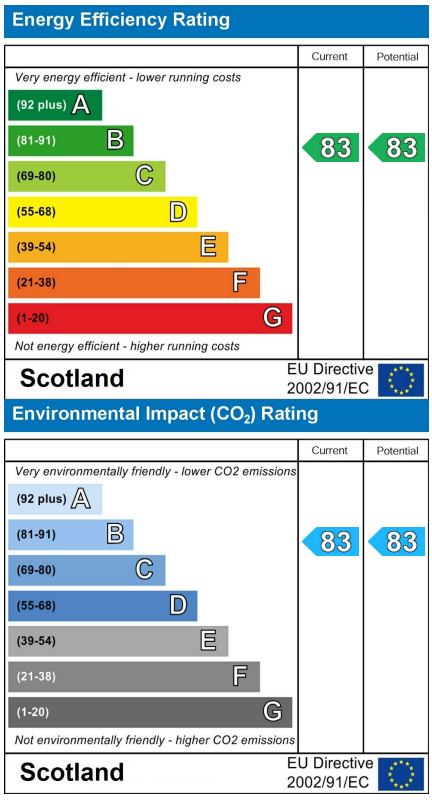


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