

Simple Approach



Estate Agents



**1 Cathkin House School Road, Blairgowrie**

**PH13 9LT**

**Offers over £222,950**

Welcome to this charming semi-detached house located on School Road in the sought-after area of Burrelton, Blairgowrie. This delightful property boasts a spacious accommodation throughout set over two floors. Comprising of a welcoming entrance hallway, a bright front facing lounge, a stylish fitted kitchen, utility room, WC, three bedrooms and a family bathroom. The property includes desirable features such as a large private driveway, providing convenient off-road parking for multiple vehicles, gas central heating and double glazed windows.

Nestled in a tranquil neighbourhood, this semi-detached house offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to enjoy a quiet evening indoors or host a gathering with friends, this property caters to your every need and is the ideal purchase for any first time buyer or growing family.

Don't miss the opportunity to make this house your home sweet home in the heart of Burrelton. Book a viewing today and experience the charm and comfort this property has to offer.

**Lounge**

13'4" x 19'4" (4.08 x 5.90)

**Kitchen/Diner**

16'8" x 16'7" (5.10 x 5.07)

**Utility Room**

6'6" x 6'1" (2 x 1.86)

**Downstairs WC**

6'6" x 2'7" (1.99 x 0.80)

**Master Bedroom**

16'10" x 14'2" (5.14 x 4.34)

**Bedroom 2**

16'9" x 12'7" (5.11 x 3.84)

**Bedroom 3**

12'5" x 6'8" (3.80 x 2.05)

**Bathroom**

12'7" x 5'9" (3.85 x 1.76)

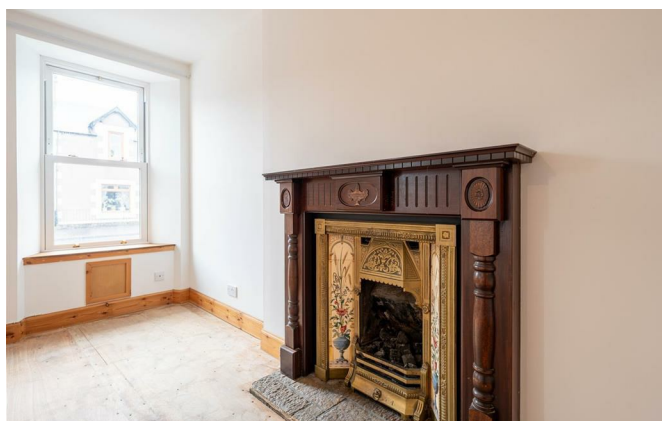




- Semi-Detached House
- Modern Fitted Kitchen

- Highly Sought After Location
- Large Private Driveway

- Three Bedrooms
- Gas Central Heating & Double Glazing



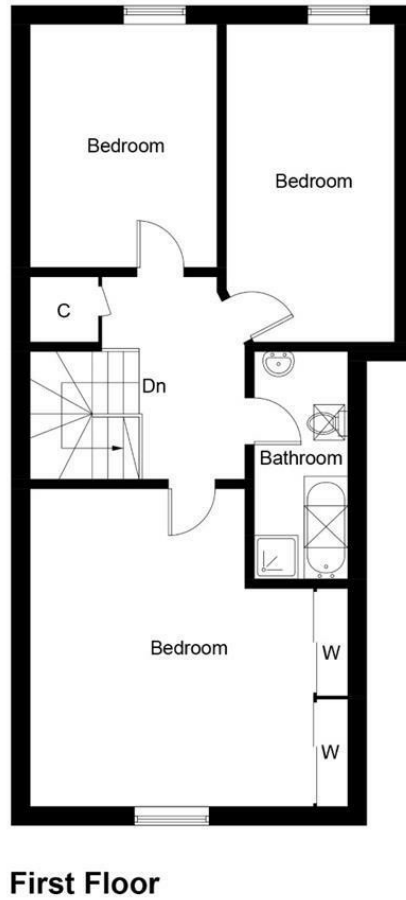
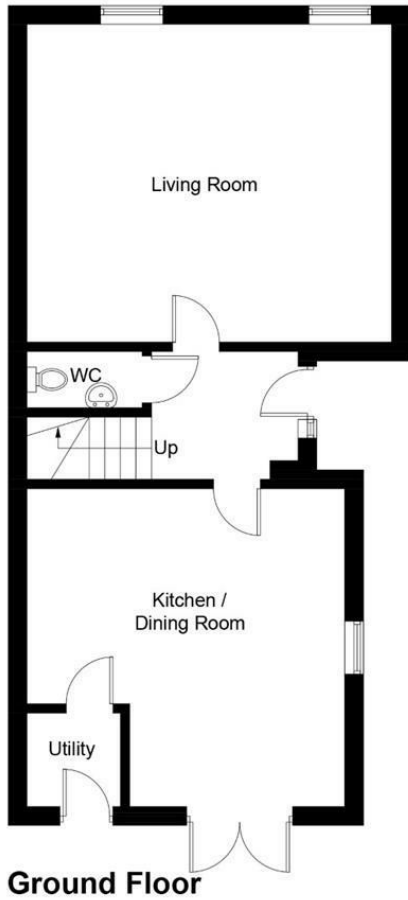
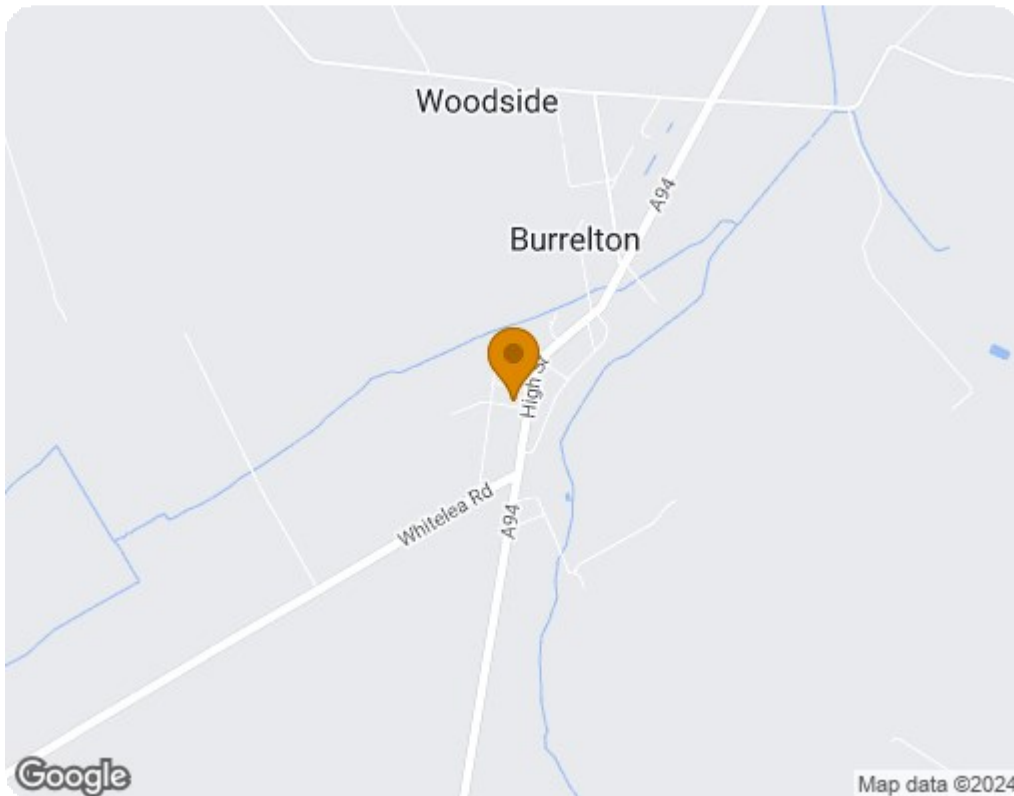


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1077317)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		76
(81-91) <b>B</b>		
(69-80) <b>C</b>	60	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>		EU Directive 2002/91/EC