

Simple Approach



6 Greig Place, Perth
Perthshire PH1 2UJ

Offers over £204,950

Simple Approach are pleased to bring to the market this stunning four bedroom detached family home on Greig Place to the residential market. Set on a good-sized plot in the desirable hilltop area of Perth, this impressive house is set over two floors and boasts bright and spacious accommodation in move-in condition throughout. With tasteful decoration in each living space this beautiful home has a modern fitted kitchen through to a large dining area. The stylish kitchen is fitted with modern units and wooden worktops, with integrated appliances including a gas hob with an extractor overhead, an oven and fridge freezer. There is a bright, spacious, extension leading out to the garden through double glazed sliding doors. There is also a spacious W.C on the ground floor and four immaculately presented bedrooms with master en-suite shower room and a further family bathroom with shower over bath facility situated on the upper floor. This property come with sought-after features such as gas central heating and double glazing this property is the ideal purchase for any growing family or first time buyer and absolutely must be viewed in order to appreciate the overall package on offer.

Livingroom

14'10" x 12'0" (4.54 x 3.67)

Kitchen

17'7" x 9'3" (5.36 x 2.83)

Bedroom 1

7'6" x 13'10" (2.30 x 4.24)

Sunroom/Extension

15'6" x 9'8" (4.74 x 2.95)

Downstairs WC

5'2" x 3'1" (1.58 x 0.96)

Bedroom 2

8'4" x 8'1" (2.55 x 2.48)

Bedroom 3

9'6" x 8'11" (2.90 x 2.73)

Bathroom

5'8" x 6'7" (1.73 x 2.03)

Master Bedroom

9'8" x 9'3" (2.95 x 2.84)

En-suite

5'6" x 5'10" (1.70 x 1.80)

Location

This property could not be better situated for its locality to nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road. There is a nearby bus route that runs regularly and allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inverlamond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow.

External

Externally this property benefits from being on a good-sized plot, boasting a private driveway to the front accommodating 2 cars. To the rear there is a fully enclosed family garden space which offers a neat lawn creating the perfect spot to entertain or for children to play in the sunshine.

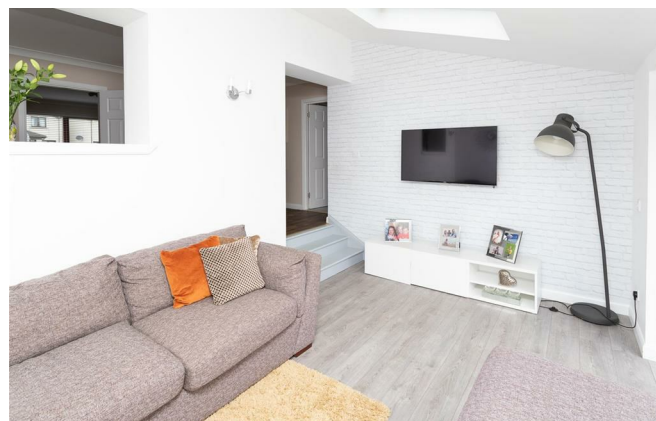
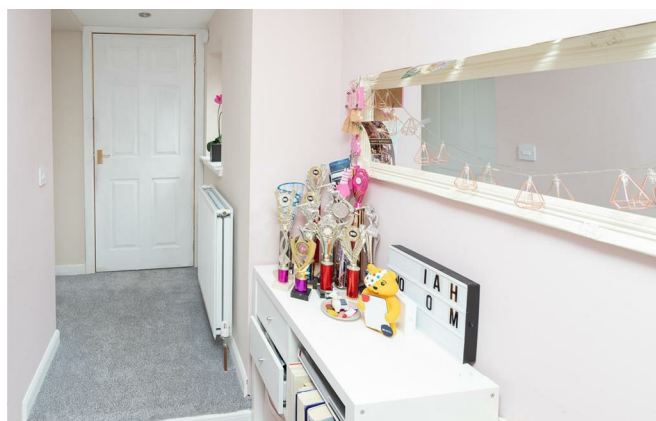


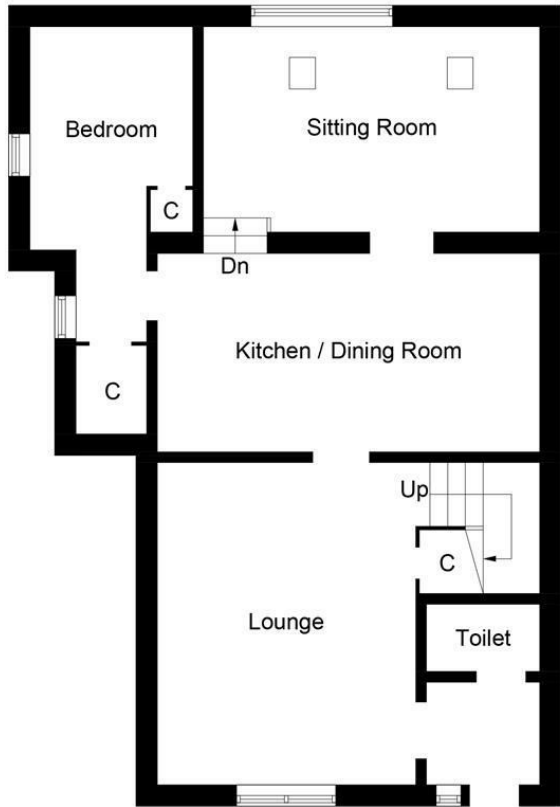


- Four Bedrooms
- Fully Enclosed Garden

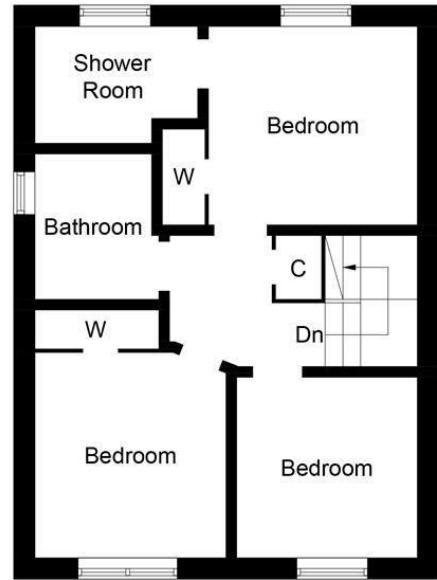
- Master En-suite
- Gas Central Heating

- Private Driveway
- Move-in Condition Throughout





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(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			89
(81-91) B		79	
(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	