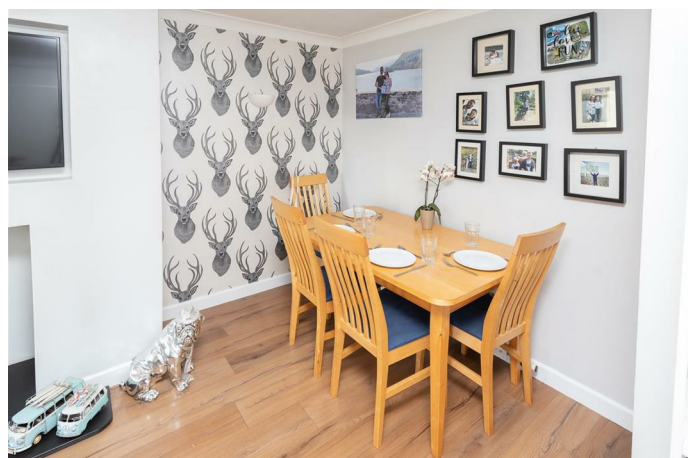


Simple Approach



Estate Agents



50 Colonsay Street, Perth
Perthshire PH1 3TU

Offers over £143,000

Simple Approach are pleased to bring to the market this spacious three bedroom mid-terraced house in the highly desirable area of North Muirton. This great home is set over two floors and comprising a modern dining kitchen with access to the rear garden, a bright and spacious lounge with large picture window all on the ground floor level. Upstairs there are the three double bedrooms and a modern family bathroom, the attic in this property has been converted and can be used as a great office space. Boasting features such as ample on street parking, gas central heating, a log burning fire and double glazing, this excellent property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer, investor or growing family looking for a well-located property in move-in condition throughout. The property is ideally placed to take advantage of all the amenities close to hand such as the primary school, local shops and the Inveralmond Industrial Estate minutes away. Viewing is absolutely essential to appreciate the overall space and superb location on offer.

Entrance Hallway

17'3" x 5'6" (5.26 x 1.69)

Livingroom

9'6" x 17'9" (2.92 x 5.43)

Kitchen

17'7" x 9'9" (5.36 x 2.99)

Bathroom

6'5" x 5'2" (1.96 x 1.60)

Bedroom

8'9" x 11'10" (2.69 x 3.61)

Bedroom

13'1" x 8'11" (3.99 x 2.72)

Bedroom

8'0" x 8'0" (2.46 x 2.45)

Floored Attic

17'5" x 11'3" (5.31 x 3.43)

External

Externally this home has easily maintained garden grounds to the rear which are enclosed for safety and privacy making this ideal for both children and pets. Mainly laid to gravel stones perfect for entertaining in the summer months as well as plenty of residential parking readily available where needed.

Location

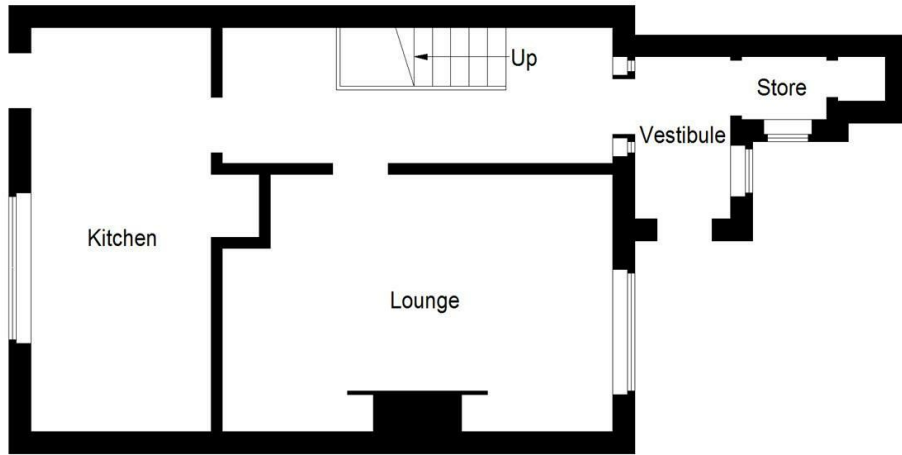
This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes nearby for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.



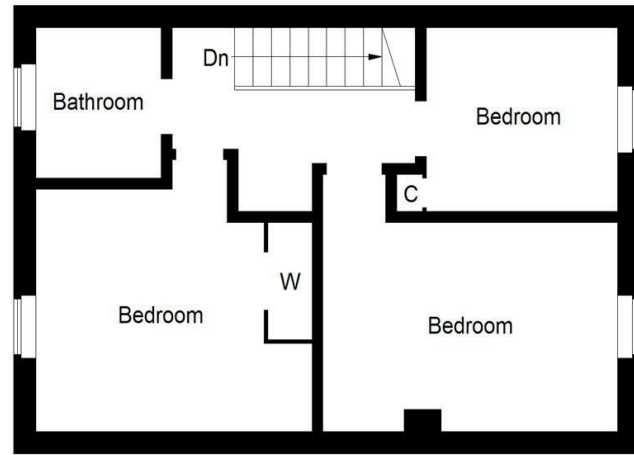


- 3 Bedroom Mid-Terraced Move In Condition
- Close To All Local Amenities
- Double Glazing, Gas Central Heating & A Log Burning Stove
- Private Easily Maintained Rear Garden
- Attic Room Which Can Be Used As A Very Spacious Office
- North Muirton Location Of Perth





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	