

Simple Approach



Estate Agents



19 Manson Terrace, Perth
Perthshire PH2 8AU

Offers over £154,000

Simple Approach are delighted to welcome this bright and spacious, two bedroom family home on Manson Crescent to the Perthshire residential market. This lovely property is set within a highly sought after location, perfect for any growing family or first time buyer. Comprising across the ground floor; a welcoming entrance hall, a sizable lounge with a large front facing window allowing for ample natural light to flood the room, a large, modern kitchen/diner with store cupboard and lovely conservatory to the rear. Upstairs, the property enjoys two sizable bedrooms with the master bedroom having useful built in storage and a stylish family bathroom with shower over bath facility. Boasting sought-after features such as gas central heating, double glazing, a large driveway providing off street parking for multiple vehicles, a sizable fully enclosed rear garden and summerhouse to enjoy in the warmer weather. This property offers ample living space across two levels and absolutely must be viewed in order to appreciate the fantastic location as well as the great accommodation on offer.

Lounge

11'7" x 14'7" (3.54 x 4.47)

Kitchen

16'10" x 8'5" (5.15 x 2.59)

Bedroom

13'1" x 11'6" (4.01 x 3.53)

Bedroom

11'8" x 9'4" (3.58 x 2.86)

Bathroom

6'2" x 4'10" (1.88 x 1.48)



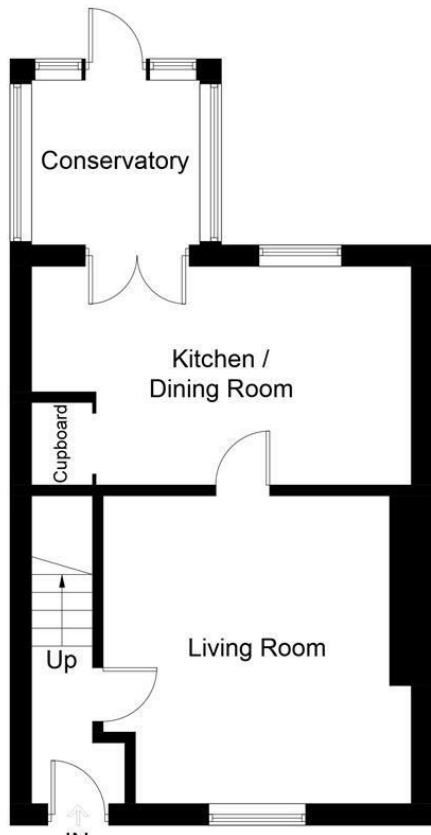


- Two Bedroom House
- Move-In Condition

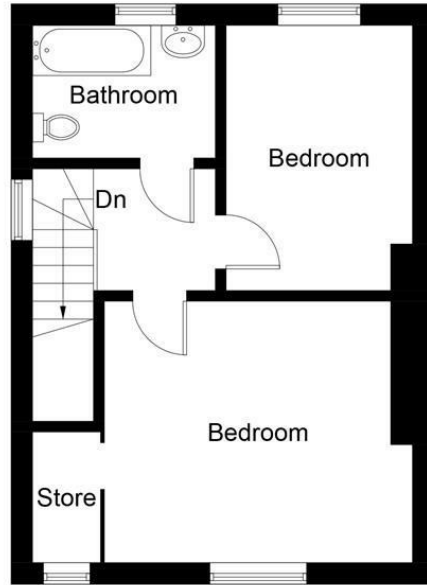
- Sought After Location
- Conservatory And Summer House

- Sizable Accommodation Throughout
- Private Driveway And Fully Enclosed Rear Garden



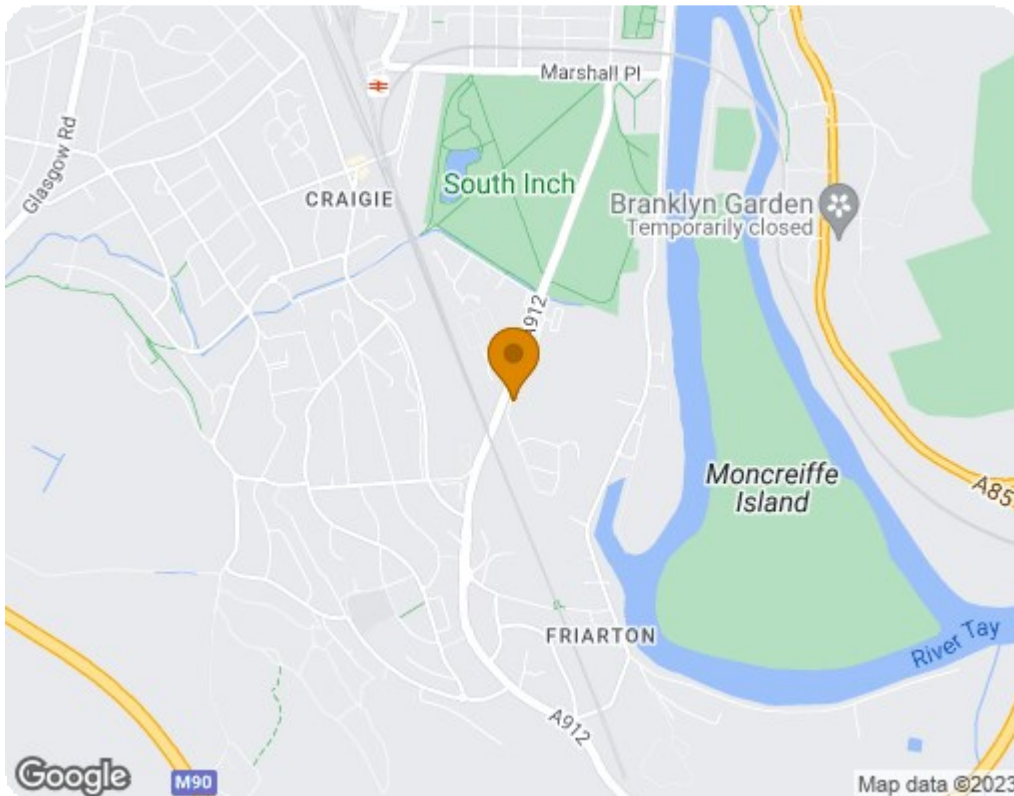


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID934668)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC