

Simple Approach



24 Birch Avenue, Perth  
PH2 6LE

Offers over £208,000

Simple Approach are delighted to welcome this spacious mid terraced villa to the residential sales market, situated in the ever-desirable location of Scone this lovely family home comes to the market in good move in condition throughout, comprising; a welcoming entrance vestibule and hallway, two ground floor bedrooms both with fitted storage space, a downstairs shower room, a bright and spacious lounge with lovely sliding patio doors out to the rear garden and a kitchen with ample space for family dining. Upstairs the property enjoys a further two bedrooms and a family bathroom. This great property offers spacious accommodation set across two floors and further benefits from many sought after features such as gas central heating, double glazing, ample on street parking and a generous, well maintained private rear garden. This property is close to all local amenities such as shops, cafes and restaurants found within the village as well as only being a 10-minute drive to Perth's City Centre. This property is suited to a wide range of buyers such as any growing family or first-time buyers. Viewing is essential to appreciate the lovely property on offer here along with the ideal village location

**Entrance Hallway**

5'6" x 7'4" (1.69 x 2.24)

**Lounge**

15'0" x 11'6" (4.58 x 3.51)

**Kitchen**

9'5" x 12'3" (2.89 x 3.75)

**Bedroom**

11'4" x 12'0" (3.47 x 3.68)

**Bedroom**

9'8" x 12'1" (2.96 x 3.69)

**Bathroom**

8'2" x 7'5" (2.49 x 2.27)

**Bedroom**

9'11" x 6'10" (3.03 x 2.09)

**Bedroom**

8'11" x 12'2" (2.72 x 3.71)

**shower room**

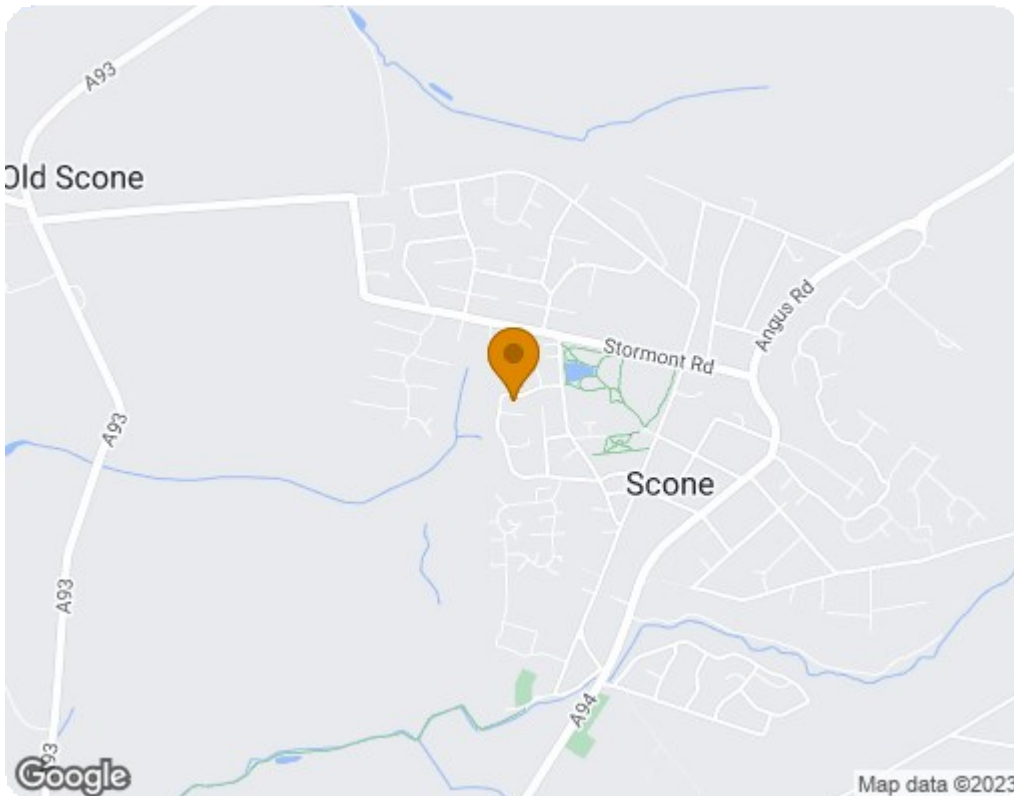
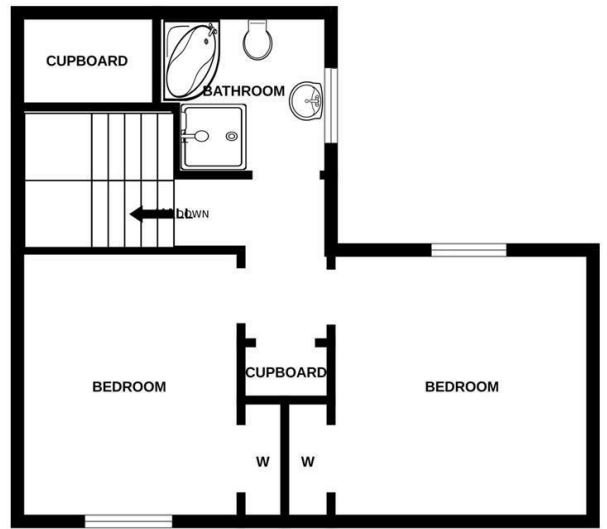
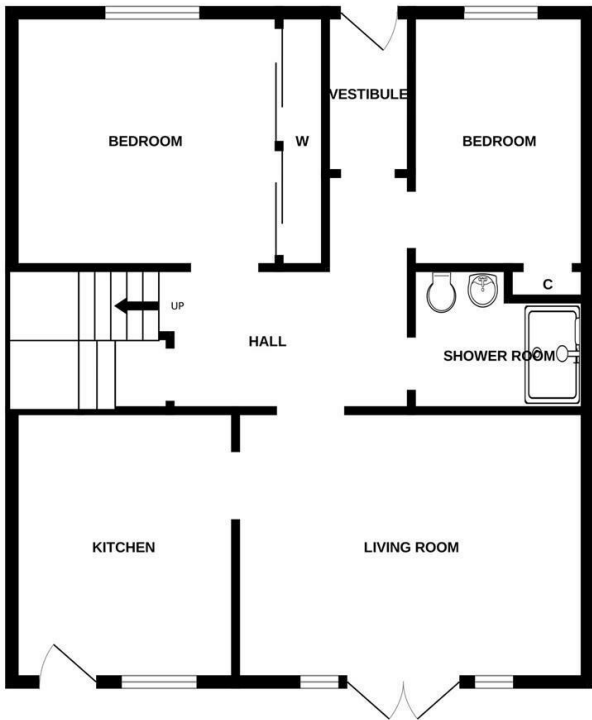
6'9" x 5'6" (2.08 x 1.70)





- Spacious Mid Terraced Villa
- Highly Sought After Scone Location
- Private & Well Maintained Rear Garden
- Four Generous Bedrooms
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Ample Storage Space
- Large Kitchen





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	