

Simple Approach



**20 Kintillo Road, Bridge Of Earn  
PH2 9AW**

**Offers over £143,000**

Simple Approach are pleased to welcome this two bedroom, end terrace house on Kintillo Road to the residential sales market. This lovely property is set within a highly sought after residential area and benefits from being close to all local conveniences along with being just a short drive away from Perth City Centre. This property boasts spacious accommodation throughout, comprising; a open entrance hallway, a large front facing lounge, a good sized kitchen, two generous bedrooms and a bathroom. Kintillo Road further benefits from modern comforts such as electric heating, double glazing windows, a well manicured private rear garden, a large driveway and single garage. Viewing is essential to appreciate the overall size and excellent location on offer.

**Lounge**

10'2" x 18'2" (3.10 x 5.54)

**Kitchen**

7'1" x 11'8" (2.18 x 3.57)

**Entrance Hallway**

5'10" x 7'1" (1.78 x 2.17)

**Bathroom**

5'9" x 5'8" (1.76 x 1.74)

**Front Bedroom**

14'8" x 8'7" (4.48 x 2.62)

**Back Bedroom**

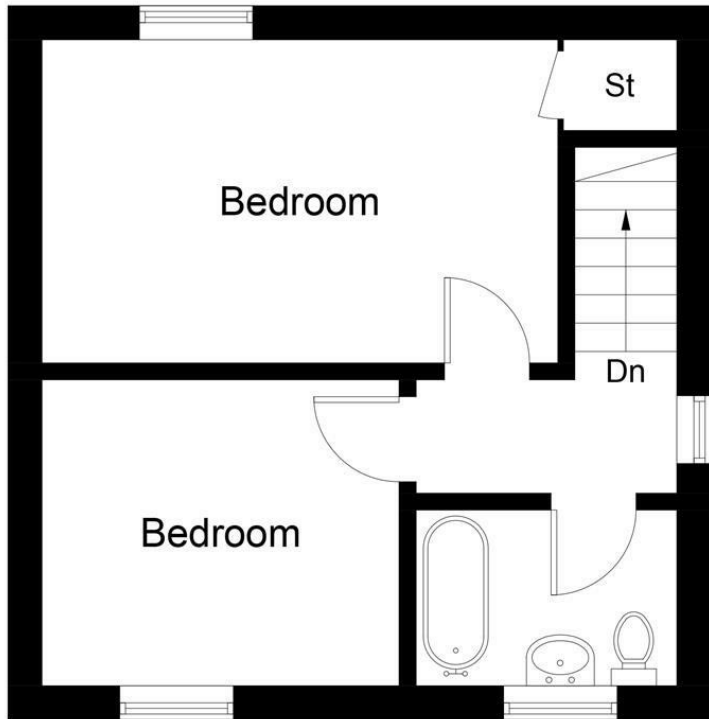
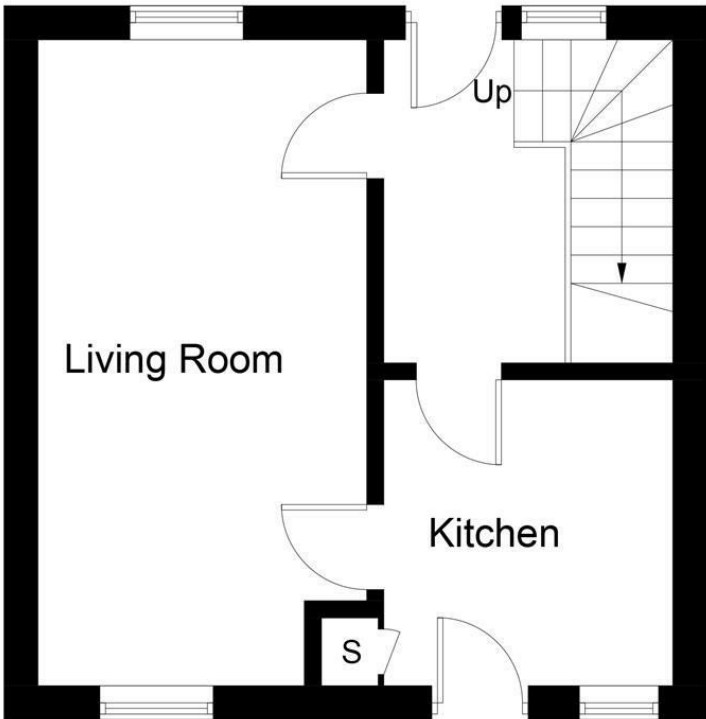
11'6" x 9'0" (3.52 x 2.75)





- End Terraced House
- Well Manicured Garden
- Electric Heating
- Two Generous Bedrooms
- Private Driveway & Garage
- Double Glazing
- Excellent Residential Location
- Spacious Accommodation Throughout

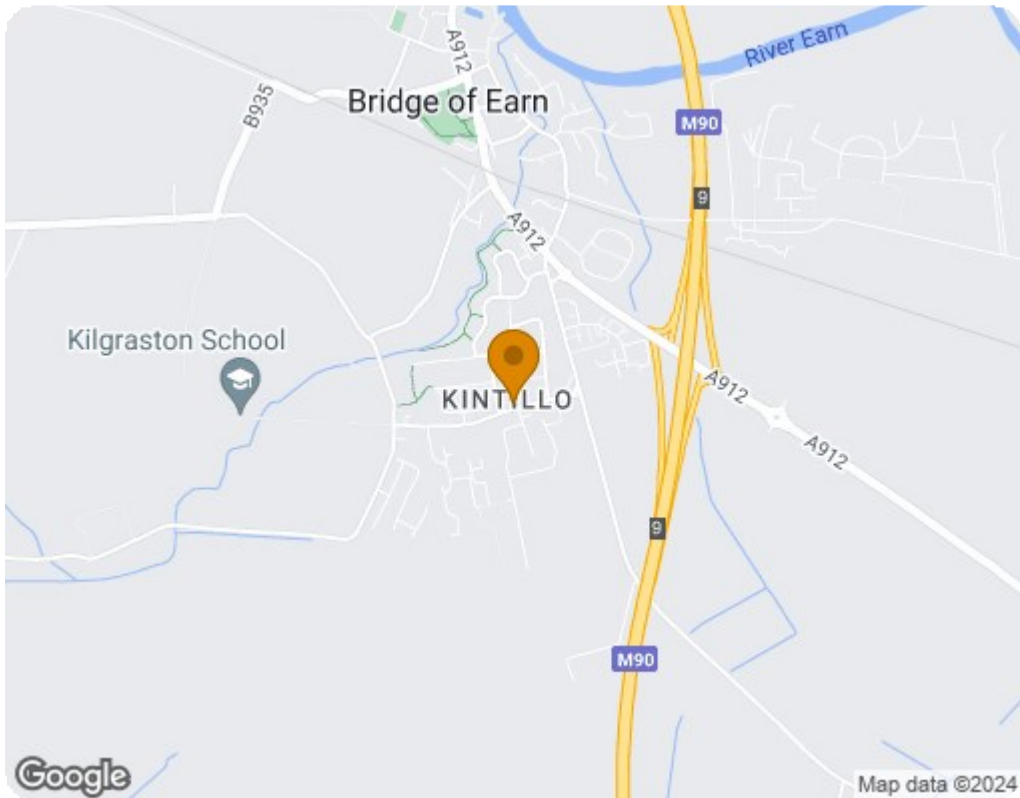




## Ground Floor

## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 966900)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</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>65</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>26</b>	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	