

Simple Approach



Estate Agents



**21 Ethel Moorhead Place, Perth**  
**Perthshire PH2 8FA**

**Offers over £203,000**



\*\*\*\*\* CLOSING DATE SET FRIDAY 2nd JUNE 12 NOON \*\*\*\*\*

Simple Approach are delighted to welcome this immaculately presented semi detached, two-story house on Ethel Moorhead Place to the residential market. Set within a highly sought after location this pristine property is in beautiful condition throughout. This sizable property is the ideal purchase for any growing family looking for a home with modern, tasteful decoration and high quality finishings throughout. Comprising; a bright and spacious lounge and a stylish fitted kitchen with open plan dining area. Upstairs the property enjoys further accommodation with three generous bedrooms and a family bathroom. This property offers contemporary style and luxury across two floors and would be appreciated by those seeking the very best in quality and design, without compromising all of the benefits of a warm and welcoming family home set on a generous plot, boasting sought-after features such as gas central heating, double glazing, a privately-owned driveway and a well manicured garden to the rear, which only viewing will confirm to the purchaser.

**LOUNGE**

14'3" x 15'1" (4.36 x 4.61)

6'2" x 5'10" (1.90 x 1.80)

**KITCHEN**

8'6" x 16'9" (2.60 x 5.11)

**W/C**

6'5" x 3'2" (1.96 x 0.97)

**BEDROOM**

9'11" x 9'10" (3.04 x 3.02)

**BEDROOM**

13'9" x 8'1" (4.20 x 2.48)

**BEDROOM**

8'0" x 7'10" (2.46 x 2.41)

**BATHROOM**

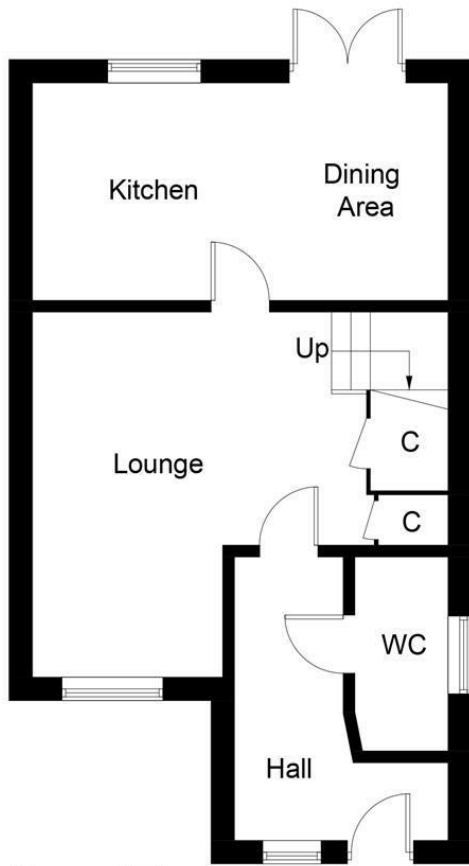




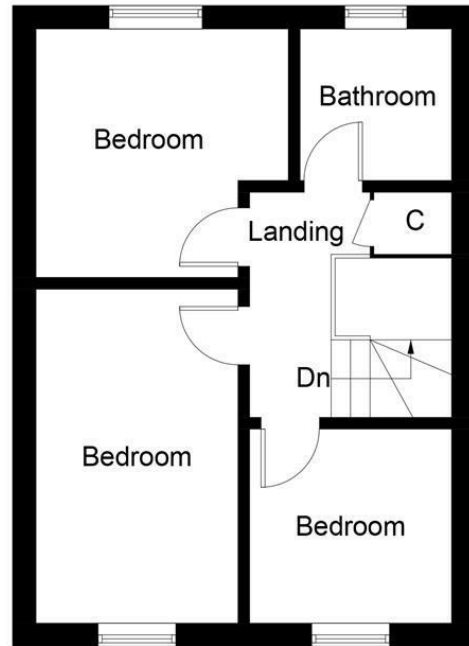
- Very Well Presented Semi Detached House
- Bright & Spacious Lounge
- Sought After Location
- Three Generous Bedrooms
- Gas Central Heating and Double Glazed Windows
- Open Plan Kitchen/Diner
- Private Driveway
- Fully Enclosed Landscaped Rear Garden
- Close to all Local Amenities







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID968051)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</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>93</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</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	